



Camden Town Farm

Master and Management Plan
January 2016



Developed by Recreation and Sustainability

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Part A MASTER PLAN

1 Introduction

1.1 Background

The Camden Town Farm was bequeathed to Council by one of Camden's most colourful identities Miss Llewella Davies. Miss Davies was the last of her family to reside on the family dairy in Exeter Street, Camden. She had always maintained that the property would be left to the people of Camden for their benefit and enjoyment. Miss Davies was a prolific member of the Camden community and in 1981 was decorated with an OAM for her extraordinary contribution to the community. When Miss Davies died, aged 98, the property was officially transferred to Camden Council. The Farm is the responsibility of Camden Council on behalf of the Camden Community and is managed by a Section 355 (s355) Volunteer Management Committee appointed by Council.

In 2007 a Master Plan was developed in consultation with the Committee through Cityscape Planning and Project Consultants. In 2012 the Master Plan was reviewed with the consultant and the Committee. The intent of this review was to accommodate some of the changing needs of the Farm. The 2012 Master Plan review remained in draft while the land classification for the Farm was formalised Operational land

On the 20 February 2015 a gazettal notice for an amendment to Camden LEP 2010 (No. 19) for the Camden Town Farm on Lot 1 DP 532049, Lot 2 DP532049, Lot A in DP 337924 was approved. The amendment formalised the classification to Operational land.



Miss Llewella Davies, 1915

By changing the classification more activities are able to be held at the Farm. This will help to ensure the financial sustainability of the Farm can be met well into the future through a range of land uses and activities related to agriculture, tourism and educational purposes.

This 2016 Master Plan is aimed at readying the increasing interest and use of the Farm for the future, while maintaining its significant heritage value to the Camden community. The Plan focuses on continuing to encourage the use of the facilities for community participation as per Miss Davies' wishes and the original Vision set out for the Farm in the 2007 Camden Town Farm Master Plan.

2 Vision and Strategic Directions

2.1. Miss Llewella Davies Wishes

In giving responsibility for the property to Council on behalf of the community, Miss Davies' preference was that the Farm should continue to be used as a working dairy farm. If this was not possible then she favoured agricultural pursuits in the form of a working model farm to enable the community to see such a farm in operation at close hand. Alternatively if neither of these options proved feasible the Farm should be used for the grazing of livestock or passive recreation¹.

These wishes are represented in the vision and strategic directions for the Town Farm in the initial 2007 Master Plan. This 2016 Master Plan aims to expand and target the types of functions and activities, agricultural, community and recreation pursuits that will be held on the Farm, with the aim of continuing to ensure Miss Davies' wishes are respected and the heritage significance of the property is upheld and sustained. The future sustainability of the Farm is reliant upon considering a range of activities across the site, this includes potential use of the heritage incentive clauses to generate income to develop and maintain the Farm in accordance with Miss Davies Wishes.



Barn from the Community Gardens

2.2. The Vision

The vision from the 2007 Master Plan states:

*"The farm will be developed and maintained primarily for agricultural, tourism and educational purposes. It will be operated and managed in a sustainable manner that retains its unique character and encourages and facilitates community access, participation and visitation"*²

The 2007 Master Plan provided Council and the Camden Town Farm Management Committee with a strategic outline of the key elements of the Farm, including its heritage significance, potential future functions and activities, developments and their functional relationships and activity impacts.

2.3. Strategies

The strategies to assist in advancing this vision include:

- 1. Fostering agricultural pursuits and activities**
- 2. Facilitate tourism and visitation**
- 3. Integrate educational uses and activities**
- 4. Establish best practice environmental management**
- 5. Conserve and use heritage buildings and portray the history of the farm**
- 6. Develop and implement marketing, Business and Maintenance Plans.**

The Volunteer Management Committee's governance structure supports these strategies to be achieved over time. This includes a range of sub-committees that reflect the vision and activities for the Farm. The activities and functions to support achieving the vision and these strategies are outlined in Section B of this document.

3. Heritage of the Farm

3.1. Heritage Significance

Since the adoption of the 2007 Master Plan, the Camden Town Farm has been identified as a heritage item under Camden Local Environmental Plan 2010 (LEP) and also forms part of the Camden Heritage Conservation Area. The site is of heritage significance because of its cluster of historic dairy buildings and associated fabric, its rural setting, aesthetic landscape and vista, and its historic association with Miss Davies³.

The list of heritage significant items include:

- i. the cottage
- ii. milking parlour
- iii. barn
- iv. rustic storage sheds and outbuildings
- v. fences and views to the Nepean River and hinterland.

The Camden Heritage Inventory (29/09/2011) (Appendix A) provides the following statement of significance:

An early dairy farm located on the boundary of the town representative of the importance of dairying in early Camden. Representative of town farms. Representative of the character of Camden as a town centre ringed by rural and agricultural industries⁴.

3.2. Future Development

It is important that the significant heritage fabric, structures and cultural landscape are conserved at the Farm. The landscape is to dominate in any reuse of the site, paddock gates and existing significant plantings and views.

Any development and uses outlined in this Master Plan are to be designed and located to consider the aim of conserving, enhancing and respecting the heritage significance of the entire site; with no adverse impacts of the heritage significance of the Farm. Imitation heritage structures that overcrowd, dominate and diminish the authentic heritage buildings are to be avoided.



Barn before restoration



Barn after restoration

4. Legislation

4.1. Section 355 Committee

The Section 355 Committee is established under the Local Government Act and has responsibility for the Camden Town Farm. Camden Council provides advice and direction on all matters associated with Community Management Committees. The Committee is responsible for the Care, Control and Management of the Farm⁵.

The development assessment requirements as described in this section must be addressed in any new use or development of the site.

4.2. Heritage Listing

The entire Town Farm site is listed as a Heritage Item and forms part of the Camden Heritage Conservation Area. Clause 5.10 of the Camden Local Environmental Plan (LEP) sets the heritage objectives and provisions that are applicable to the site. Appendix A outlines the Camden Heritage Inventory.

4.3. Integrity

Ensure the integrity of the heritage significance of the Town Farm is retained. The following points should be considered:

- The heritage provisions of Clause 5.10 of the Camden LEP must be complied with.
- The design guidelines must be followed. New guidelines must be developed for new work listed in Section 8 or for other development as required.
- All conservation works to significant structures and fabric are to be undertaken by heritage architects and trades people highly experienced in conservation of like structures, and to the approval of Council's Heritage Officer prior to appointment.

- Any new structures are to be designed with the input and approval of heritage architects who are highly experienced with similar places, and approved by Council's Heritage Officer.
- Where outline schedules of conservation work have been prepared for nominated structures (see Appendix C and D), such works are to be refined in detail and undertaken all to the satisfaction of Council's Heritage Officer.
- An archaeological assessment must be undertaken where deposits and relics are known or found to exist.
- An understanding of traditional uses and activities at the Town Farm is to be actively interpreted in any reuse of the Town Farm. Clear interpretive methods and devices are to be designed and implemented to the satisfaction of Council's Heritage Officer for past, existing, and future uses, buildings and activities at the place.
- Any works undertaken to the place are to be subject to archival recording before, during, and after the works. Archival recording is to be undertaken in accordance with the NSW Heritage Council's guidelines for archival recording⁷.

4.4. Development Assessment

All development on the Town Farm is required to be assessed through one of the statutory processes provided under the Environmental Planning & Assessment Act, 1979. Camden LEP 2010 provides the statutory framework for assessing development of the site.

- a. What work does not need a Development Application.
- b. What work require development consent.
- c. Heritage Incentive clause of the Local Environmental Plan (LEP)

a. What work does not need a Development Application (DA)?

Under clause 5.10 (3) a DA may not be required (at the discretion of Council's Heritage Officer) if the proposed work to the Town Farm:

- Is consistent with the Town Farm Master Plan,
- Is minor in nature or is for the maintenance of structures of the Town Farm, and
- Would not adversely affect the heritage significance of the Town Farm, and
- Does not require development consent under another LEP provision.

For this to be considered, sufficient information should be provided for Council to assess the heritage impact. Council's Heritage Officer will respond in writing if the work can commence without a DA and any conditions that are required.

What is minor work?

Examples of minor work may include colour schemes, roof repairs, fences, minor structures that are designed to be compatible with the heritage significance of the Town Farm

What is major work?

Under Camden LEP maintenance means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

b) What works require development consent?

Under clause 5.10 (2) (unless satisfied in 'What work does not need a DA' above), Council requires a DA if any of the following work is to be undertaken at the Town Farm:

- Demolishing or removing any structure;
- Altering the exterior of any structure (including making changes to the landscape or a building's detail, fabric, finish or appearance);
- Making any changes to the interior of any structure;
- Disturbing or excavating a known or suspected archaeological site;
- Disturbing or excavating a known Aboriginal place;
- Erecting a building, work, landscape element, signage and advertising;
- Subdividing any of the land;
- Anything that is defined as development in the Environmental Planning and Assessment Act.

c) Heritage Incentive clause of the Local Environmental Plan (LEP)

Normally, the permissibility of any land use must be in accordance with the zoning provisions in the LEP. However as an incentive for heritage conservation, Clause 5.10 (10) of the LEP allows for alternative land uses to be considered at the Town Farm, which may not be permissible in the zone. This clause can only be used provided that conservation work is undertaken as a principal part of the development.

(Source: Camden Town Farm Master Plan 2007)

To use this clause, a Development Application (DA) and Heritage Management Document (HMD) must be lodged for Council's consideration and council must be satisfied that:

- a. The conservation of the heritage item is facilitated by the development, and this must be clearly demonstrated in the heritage management document
- b. The proposed development is in accordance with the Camden Town Farm Master Plan and any heritage management document that has been approved by Council, and
- c. All necessary conservation work identified in the Camden Town Farm Master Plan (outlined in Appendix C and D) and any the heritage management document will be carried out,
- d. The proposed development would not adversely affect the heritage significance of the heritage item including its setting, and
- e. The proposed development would not have any significant adverse effect on the amenity of the surrounding area.

It is stressed that the intent of this incentive clause is to facilitate conservation and not to allow development alone.

For more information refer to the relevant part under Clause 5.10 of Camden LEP 2010.

4.5. Work Health and Safety

All works, programs and events undertaken on the Farm are to comply with the Work Health and Safety ACT 2011.

5 Site Analysis

5.1. Regional Context

Camden Town Farm forms part of the Macarthur Region located approximately 65 km southwest of the Sydney CBD. Figure 1 provides an image of the Macarthur area and depicts the location of the Farm within the regional context.

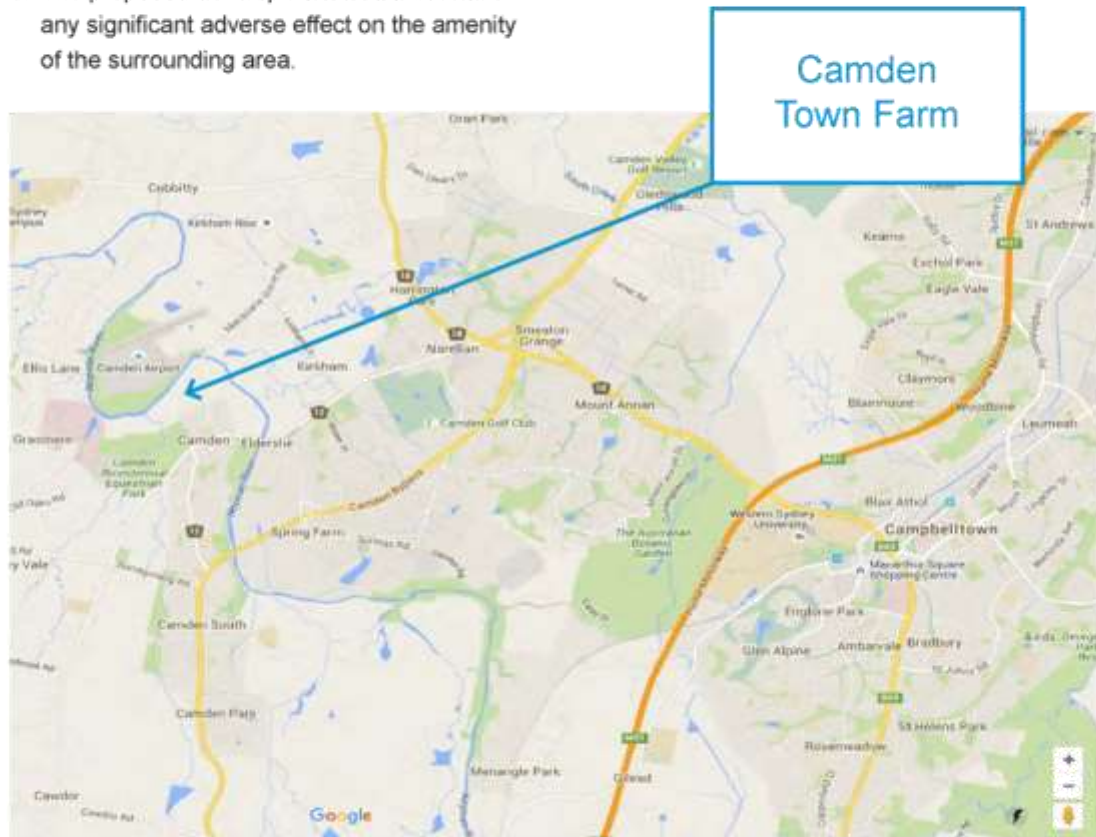


Figure 1: Regional context of Camden Town Farm and it's surrounding area

5.2. Local Context

The Farm is a 54 hectare property at the northern end of Camden Township. It previously operated as a working dairy for over a hundred years and remains as a valued asset of the Camden Local Government Area (LGA). It is located off Exeter Street and its boundary includes Macquarie Grove Road, the Nepean River and Matahill Creek.

The Farm is flood prone, which limits the development opportunities and constrains the type of buildings that may be constructed⁹. This gives Camden Council and the Committee the advantage of maintaining the rural character of the Farm.

Figure 2 provides an overview of the local context of the Farm in relation to the Camden Township. There are synergies of the Farm's location with the Camden Show location, Onslow and the Bicentennial Equestrian Parks which forms the rural precinct for Camden LGA community.

5.3 Nepean River

The Nepean River forms the north-western boundary of the Farm. Matahill Creek forms the western boundary of the Farm. Flooding from these watercourses extends across the entire farm location. It represents challenges for future development of the Farm and this should be considered with any activity planned for the Farm and in the best interests of the Camden LGA.

5.4 Drainage

Storm water from Camden Township enters via the south eastern corner near Onslow Park and at the end of John Street. It then drains across the central and southern areas of the Farm and enters the Nepean.

Figure 3 depicts that the drainage line is generally open with low-laying swales. The central areas of the Farm form a wetland. "The significance of this wetland is recognised by its listing on the relevant schedule to Sydney Environmental Plan No. 20 (Hawkesbury – Nepean River (No.2 1977))"⁹. In 2014 a culvert was constructed on the Farm to assist in the management of the vegetation and waterways.



Figure 2: Local Context

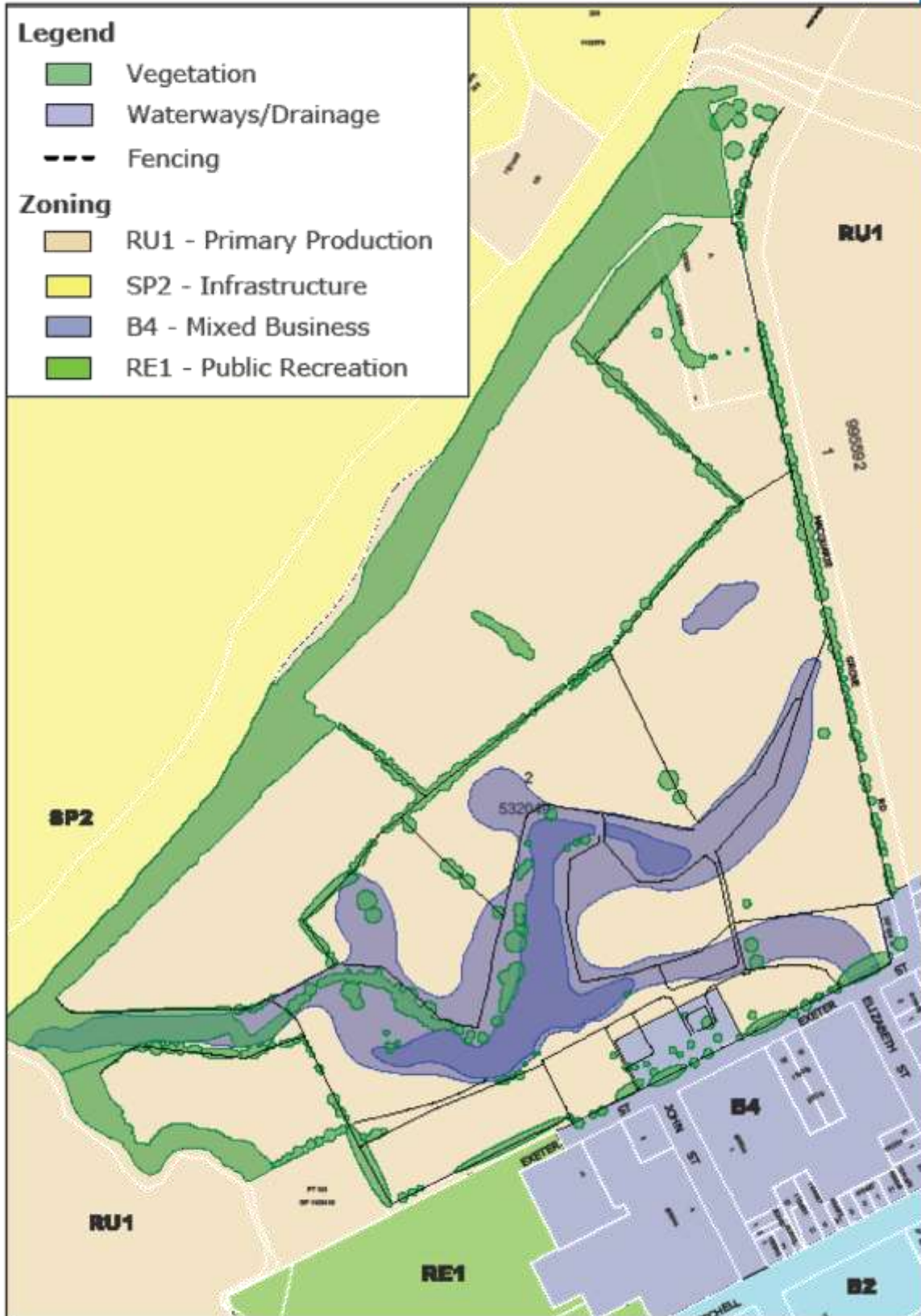


Figure 3: Vegetation and waterways at Camden Town Farm

5.5 Vegetation

The 2007 Master Plan indicates that much of the natural vegetation of the Farm had been cleared as part of farming activities. The riparian zone of the Farm forms mostly along the western and northern boundaries of the Farm. The management of these areas must also be in accordance with the Camden Riparian Area Plan of Management. The central area of the Farm is the location of wetland species.

The northern corner and the western side of the Farm boundary continue to undergo significant bush land regeneration, with continued plans for this area in the coming years through the use of grants and volunteers. In previous years the Farm has been part of a demonstration site for bush regeneration.

5.6 Fencing

The fence lines on the Farm are provided in Figure 3. The fencing on the Farm continues to portray the history of farming undertaken across the site. The Committee since 2007 has undertaken significant repairs and work on the fences. Images of this work are provided below.



View of fencing across dairy building yards area



Fencing between yards



Fencing for Livestock



Wire Fencing

5.7. Existing Farm Buildings

The Farm has a small cluster of historic buildings located on the South boundary of the site off Exeter Street. These buildings are identified in the images below.



Cottage



Milking Parlour



Machinery Shed



Animal Shelter



Barn



Former Cool Room and Dairy Wash Up Shed

5.8. New Buildings on the Farm

Since the 2007 Master Plan two new buildings have be located on the Farm. They are:

- Toilet block, including a disabled toilet
- Covered Outdoor Weather Area (COWA)

It is envisaged more public toilets may need to be provided on the Farm in the future.

It is proposed in this Master Plan the COWA is used for more than animal exhibitions. Section B proposed future uses for this area to also be used for function and event activities to financially sustain the Farm.



New Building - Covered Outdoor Working Area (COWA)

6. Use Parameters

6.1. Integrity

The parameters set out in this Master Plan for the use of the property is to ensure the integrity of the Camden Town Farm is sustained. Land use patterns and environmental resources are essential for the sustainability of the Farm, so that the heritage and Miss Davies' legacy is reflected in its appearance and day to day use. The aim over time is to provide more opportunities to add to, conserve and use the heritage buildings on the site.

6.2 Desired Uses

Creating areas for farming activities across the Camden Town Farm is aimed at ensuring traditional farming practice are continued on the Farm. This method is applied by farmers as a way of enabling efficient farm management. The practice was used in the past on Miss Davies' Farm and will continue to be applied as part of the parameters that inform future planning and use of the Farm. Figure 5 outlines the areas on the farm that are used for, grazing livestock, cropping and high intensity activities.

Area A

This area is a significant environmental feature of the Farm. It represents the Nepean River and riparian ecosystems. It is a major boundary of the Farm and the greatest distance from the areas associated with high intensity activities.

Since 2007 this area has undergone conservation activities in the Northern East side of the riparian area. It has had significant weed removal spanning approximately 200m of the riparian corridor. Weeds which have been removed are Privet, Honey Locust, Cats Claw Creeper, African Boxthorn and Chinese Celtis. Ongoing control of these weeds happens at regular intervals to ensure the riparian corridor

does not return to overgrown weedy condition. Revegetation work should take place after a successful program to remove the feral goats from the property. Revegetation whilst the goats are still roaming the site may be ineffective as the goats may destroy the juvenile plants. Additional works in this area would be beneficial to further enhance natural condition of the riparian corridor. These works are dependent on successful grant applications of funding availability.

This area will continue to be set aside for conservation of the environmental resource and will continue to have rehabilitation or passive type of recreation activities.

Area B

This area will continue to be used for cropping activities in line with the historical usage of this area. In terms of the intensity of use in this zone, it requires occasional or seasonal human intervention for sowing and harvesting. It also reflects historic chinese gardens.

Area C

As the central area of the Farm, it will remain available for continued grazing of livestock. This activity reflects the current and historical use of the land. As a central location on the Farm it is easy to access livestock and meet the resourcing demands that come with management of livestock.

Herbicide application occurs within the wetland on the alligator weed infested areas at regular intervals. This area has also undergone extensive revegetation of the upper wetland area where Juncus and Carex were planted by agricultural students from Elderslie High School in 2013.

A culvert was installed to provide a crossing point for vehicles and stock to prevent entry to the wetland area and prevent further spread of the alligator weed by stock animals. Regular herbicide treatment of alligator weed within this area is critical in minimising the impact of the alligator weed on the wetland areas.

Land Use Area D

As this area is located in the southern part of the Farm and nearer to the cluster of buildings. This area also has a wetland which requires intensive management related to weed and carp removal and water quality management practices. Over time this area may provide passive recreation uses, such as walking around the water area, carp fishing and other events. It may also provide a reflection of an historic clay pit used for brick making for St Johns Church.

Land Use Area E

This area has the cottage and small cluster of heritage out buildings and a well-established community garden. It is best located to have a higher level of intense activity, that is respectful to the heritage. This area continues to be best placed to hold community events, markets, functions and other activities such as weddings, family reunions, birthday environmental and education events. The detail of these activities is outlined in section B of this Plan.

7. The Master Plan

7.1 Master Plan Vision

Miss Llewella Davies' wishes are reflected in the vision and strategies outlined in section 2. The detail of the activities reflected in this Master Plan aim to further integrate the past and future. This is identified in the farming zones (Figure 5) and intensity of planned activities outlined to be of benefit for agricultural, recreational and educational pursuits. The intensive activity areas are by far a small part of the site, however are essential in achieving Miss Davies' wishes of sustaining the farm for agricultural, passive recreational and educational activities.

The functions and activities identified in Section 7 of this Master Plan enable the economic resources to continue to support and sustain the Farm. This will ultimately benefit the long term sustainability, operations and maintenance of the Farm. The management and operations for this should be planned and carefully managed into the future. The operational functions and activities that will provide the financial income and support to the ongoing sustainability of this Master Plan are outlined in Part B.



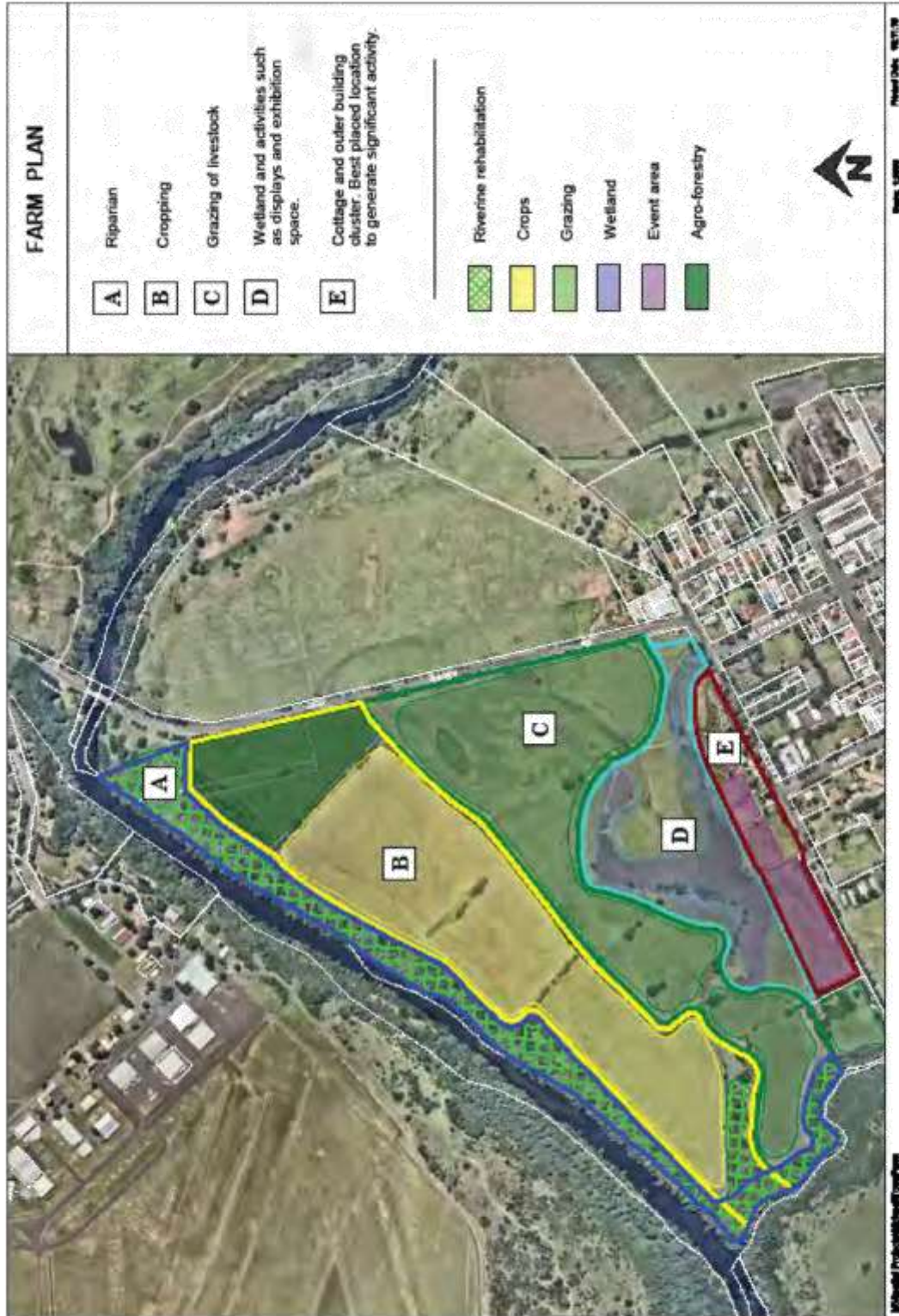


Figure 5: Intensity of use at the Town Farm

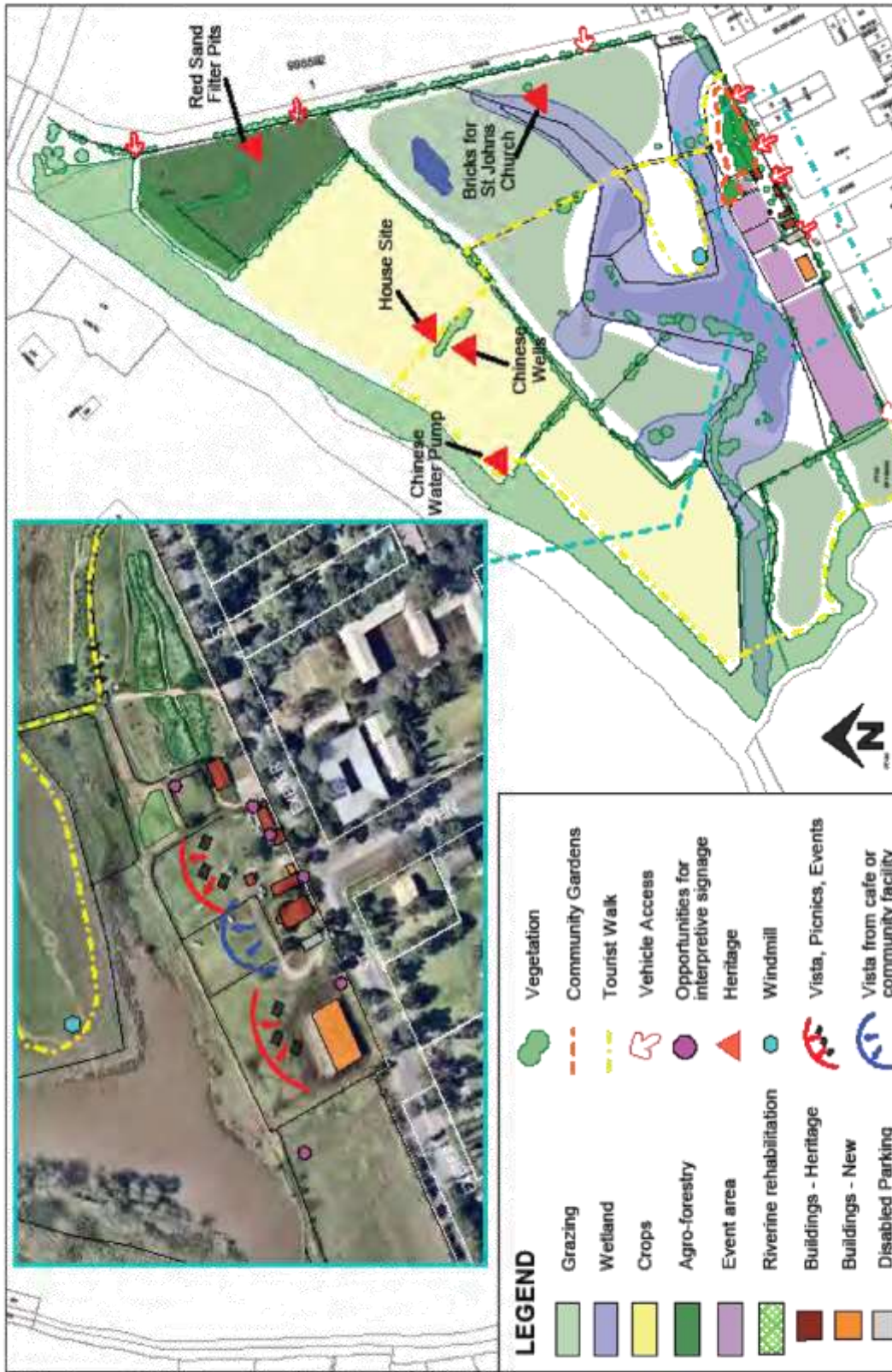


Figure 6: 2016 Master Plan

7.2. Tourism

The Camden 2040 overarching vision is "in year 2040, the Camden Local Government Area is a dynamic, modern, urban place which is defined by its unique history and rural backdrop, and has realised the many opportunities presented by urban development and population growth."

The agricultural sector has historically been an important underpinning of the economy of the Camden region, including through the tourism sector. The growth in population will ensure ongoing demand for agriculture products, particularly locally accessible fresh food. The Township's reputation as a rural precinct is enhanced by the Camden Town Farm forming a backdrop at the end of the main street.

The Master Plan in 2007 identified that tourist facilities should employ a site planning methodology that seeks to take visitors on a journey that provides structured experiences. By applying this type of methodology into the future, this Master Plan seeks to create the arrival, story-telling, climactic and take-home opportunities through the range of activities outlined in Table 7.2.1 that would aim to maximise the individual and community experience to achieve Miss Davies wishes.

A key theme of flexibility should be applied with all the Farm practices and planning undertaken on the site. Particularly when overlaying the variety of functions and activities on the site to achieve the vision.

Methodology	Town Farm
<p>Arrival Experience</p> <p>A bold introduction to the site through a landmark or gateway entry that signals the tourist arrival to the Farm that heightens the excitement and anticipation of the forthcoming experience</p>	<p>Arrival Experience</p> <p>The current vista provides a stunning entrance into the Farm; further interpretive signage which heightens the excitement and context of the Farm would also be of benefit into the future. Figure 7 aims to provide an example of what could be achieved.</p>
<p>Story-telling Experience</p> <p>Using a variety of tools that facilitates showcasing the Farm, guided tours, interpretation and demonstration of the values that underpin the site.</p>	<p>Story-telling Experience</p> <p>This can be provided through guided tours, educational experiences, workshops, community meetings, other events, such as a wedding or community festival.</p>
<p>Climax Experience</p> <p>As a tourist nears the end of their journey, they are provided with a showcase of a key attraction or feature of the Farm that creates a memorable and lasting impression of their visit.</p>	<p>Climax Experience</p> <p>This can be through demonstration of animals, such as cow milking displays, hay making exhibitions, traditional horse and cart rides, animal nursery exhibitions or produce markets.</p>
<p>Take Home Opportunity</p> <p>Capitalise on the effective story-telling and climatic experience, this is the last stage which gives a tourist an opportunity to "take-home" a part of the story through purchasing of souvenirs or other items.</p>	<p>Take Home Opportunity</p> <p>Take home experiences are memories of the vista and the event, purchasing of produce through markets or other memorabilia available at the cottage.</p>

Source: Camden Town Farm Master Plan 2007

7.3 Signage

Interpretive signage is also located on the Farm which represents the history of the cluster of the history of the buildings on the Farm. Future interpretive signage should represent other key activities that were also part of the Farm's history and dedicated as a rural precinct attraction and should be integrated as part of the Township.

To integrate this rural precinct way finding or interpretive signage should also be placed

through the township. Options for marketing and branding the Farm should also be considered. Use of website, mobile apps and augmented reality to highlight the Farm's history should also be developed.

Figure 7 and 8 indicate locations for a major sign for tourism at the entry of the Farm and opportunities for interpretive signage in the various historic locations of the Farm.



Figure 7: Options for an arrival experience "landmark" interpretive signage



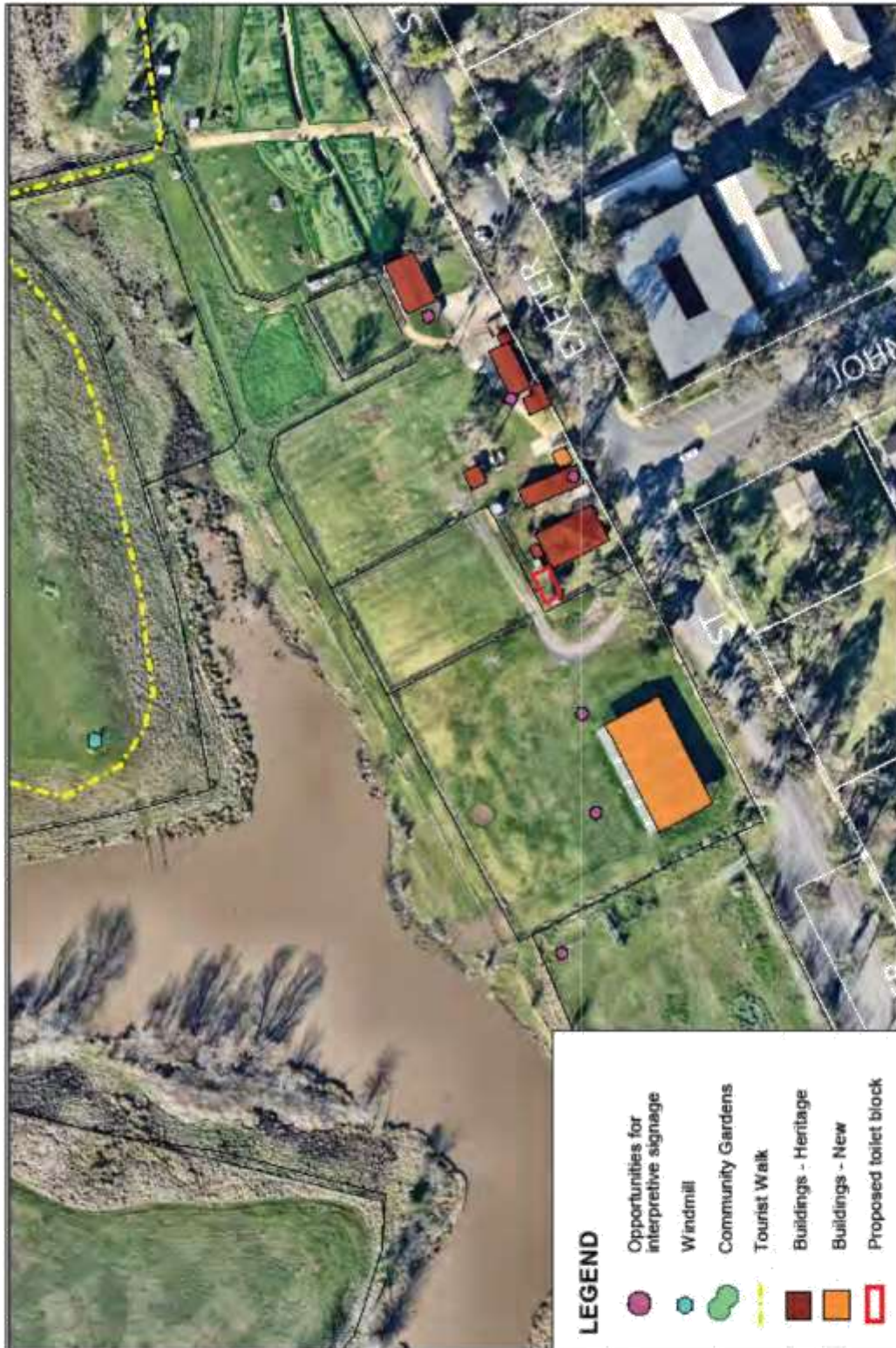


Figure 8: Options for interpretive signage locations and historical sites on the Farm





7.4. Walkways and Cycleways

The integration of the Camden Town Farm with the township of Camden provides multiple opportunities to facilitate tourism and community development activities.

Linkages with other township cycle and walking pathways could significantly enhance the integration of the Farm with the rest of the township's pathways.

Figures 8 and 9 provide and outline a proposed Tourist Walkway and Cycleway that can be used for jogging and bike riding activities as an example.



7.5 Car Parking and Traffic Control

The introduction of a range of activities and land uses necessitates the provision of parking areas on the Farm to cater for the demand of visitors. Parking areas for visitors must be convenient, accessible and have minimal heritage impact and be created in a way that the heritage integrity of the Farm is maintained¹⁰.

Informal on street parking to a rural standard is considered the preferred parking form. Construction and finishing of the parking area should be to a rural form so that the visual impact of the car park is limited and respects the heritage values of the Farm.



Overflow parking should also be considered for the Farm and this is demonstrated in Appendix E to accommodate large events, functions or activities in the events/ exhibition or functions areas. A simple mown grass surface is sufficient for this area.

The most frequented use of the Farm is expected to be around the cluster of buildings identified in Figure 12 Areas 1-7. Off- street parking is currently available in John and Exeter Street.



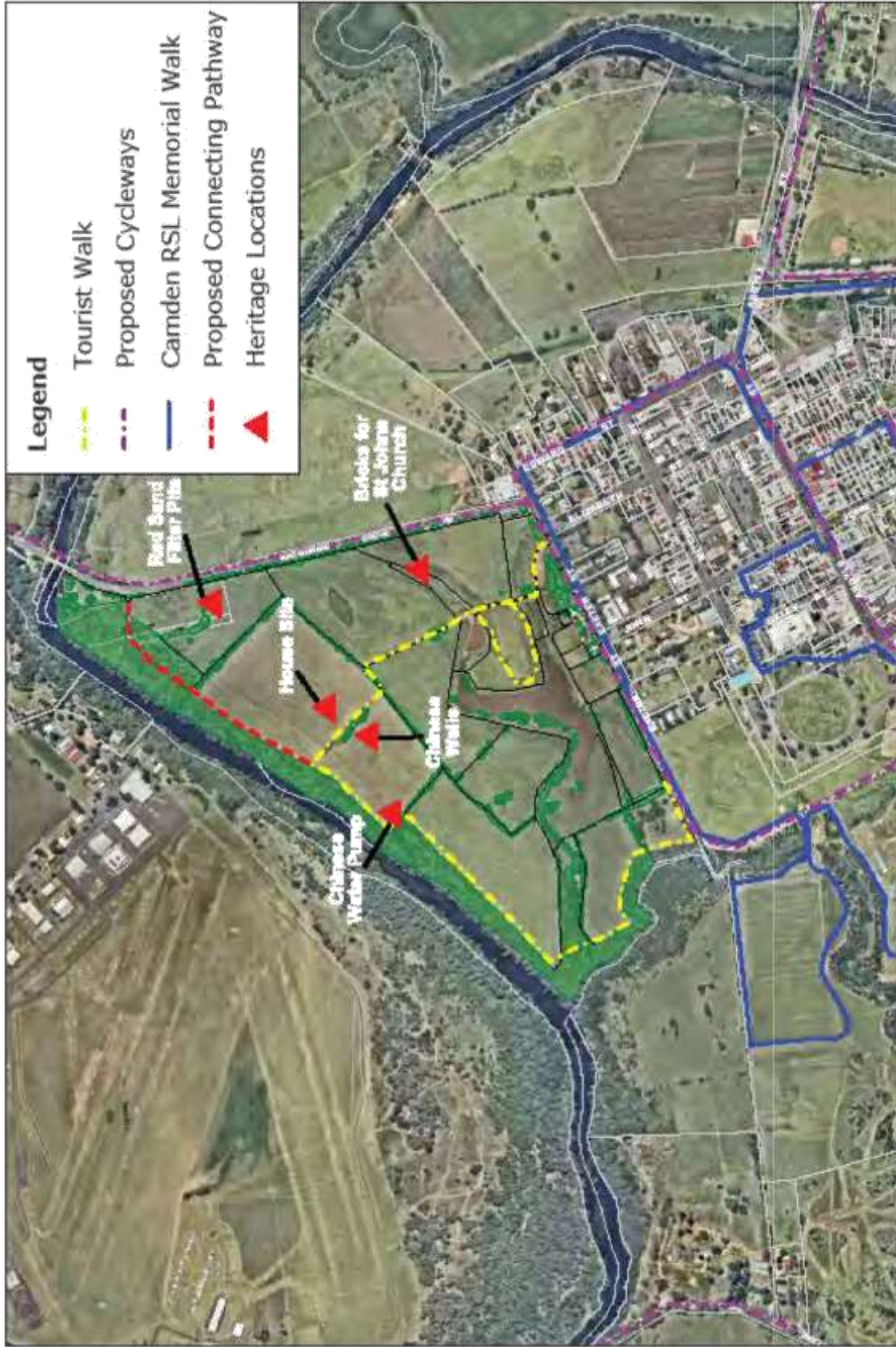


Figure 9: Tourist Walkway and links to walking paths and cycle ways

7.6. Access for People with a Disability

Accessible Parking is proposed to be onsite. Figure 10 provides proposed locations for permanent onsite accessible parking. During events more parking should be provided. Appendix E outlines option.



7.7 Community Events

The Farm is a ten minute stroll from the central Camden township. It is an ideal location for linking community events such as festivals, markets, craft and fresh produce.



The addition of a covered outdoor weather area provides future flexibility for a range of undercover events for agricultural and livestock exhibitions and other community events such as parties, weddings and food exhibitions.

Table 8.2 provides an outline of the range of community events to be held on the farm and their location. With the aim of balancing agricultural pursuits , education and community inclusion at the farm.



Part B of this Plan outlines functions and activities that will continue to occur as well as new options to financially sustain the Farm. This may well require the use of the heritage incentive clause of the Location Environmental Plan.



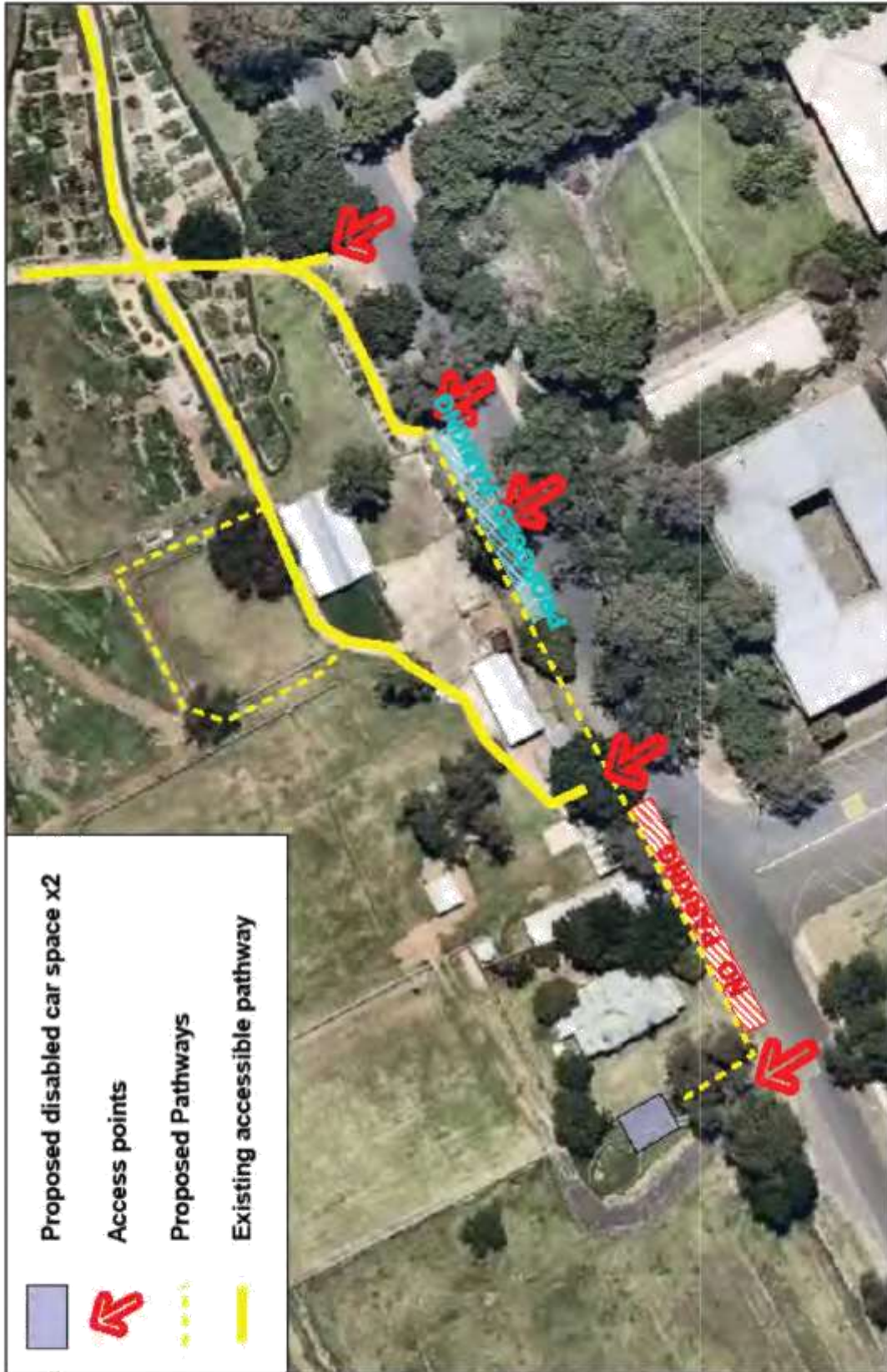


Figure 10: Proposed accessible and onsite parking

Part B – MANAGEMENT PLAN

8. Functions and Activities

8.1. Introduction

The Management Plan outlines the functions and activities that will meet the vision and strategies of the Master Plan. Tables 8.1 to 8.5 provide an overview of purpose of the activities and indicate the location these would be held on the farm.

The Camden Town Farm Committee is responsible for overseeing this Plan and the supporting documents to implement these functions and activities to ensure that the integrity and heritage of the Farm is sustained in accordance with Miss Davies wishes.

8.2. Key land uses and activities

The 2007 Master Plan incorporated the following activities as part of the vision for the Farm:

- Grow feed crops
- Demonstration herds
- Event Area
- Recreational fishing
- Community Garden
- Growers market
- Dairy museum
- Education space
- Exhibition space
- Agro-forestry
- Walking, bicycle and horse trails
- Community enterprise kitchen
- Retail outlet
- Picnic and BBQ area
- Car Park



A review of these activities in 2015 has been undertaken by the Committee. A broader range of functions and activities have been identified to support the increasing requests for access to the Farm by the Community and to ensure funds are raised to sustain the ongoing maintenance of its heritage structures and vistas.

This will mean balancing community participation, tourism and visitation, while ensuring established best practice exhibitions and agricultural pursuits and passive recreational activities are held on the Farm.

Tables 8.1 – 8.5 provide a detailed expanded summary of the key land uses and activities that are considered consistent with the strategies developed by the s355 Management Committee in 2007.

Figure 5 highlights area E to be the best place for significant types of activities. The primary purpose of these activities is to provide tourism, education, passive recreation and community participation for the Camden Township, in a smaller defined area of the Farm away from the areas dedicated to agricultural and livestock production.

All activities identified in tables 8.1 to 8.5 aim to underpin the financial sustainability of the Farm, while continuing to conserve its heritage significance and its buildings for the benefit of the Camden Local Government area.

Each table will address the strategies identified in Part A, section 2.3 of the Master Plan.

Table	Strategy
8.1	Foster agricultural pursuits and activities
8.2	Facilitate tourism and visitation
8.2	Integrate educational uses and activities
8.4	Establish best practice and environmental management
8.5	Conserve and use heritage buildings and portray the history of the farm.
8.6	Develop and implement marketing, business and maintenance plans.



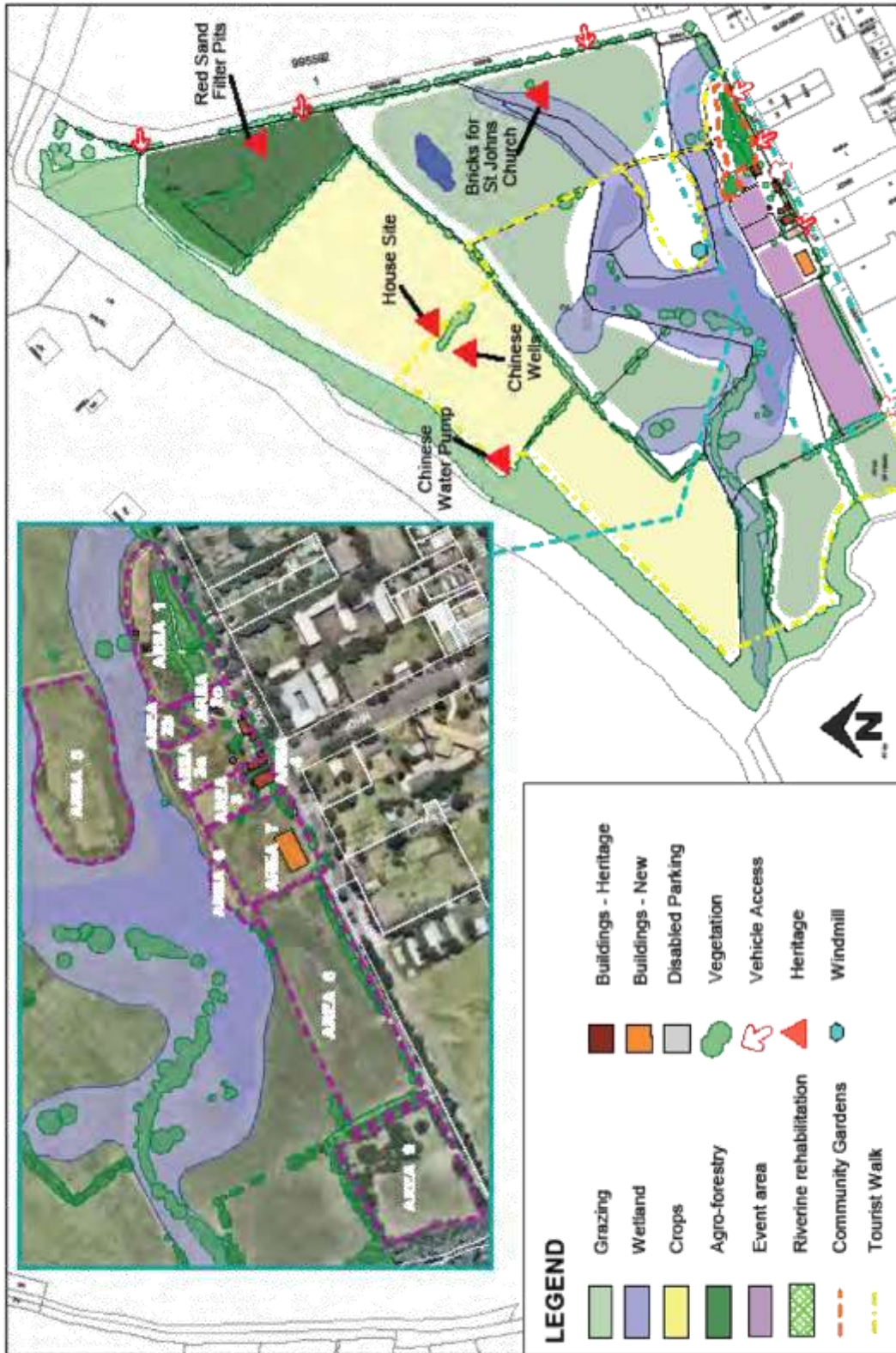


Figure 11: Areas and location for land uses

Table 8.1: Strategy 1 - Detail of key land uses and activities

1. Foster agricultural pursuits and activities			
Strategy	Activities	Purpose	Location
1.1	Growing Crops	<ul style="list-style-type: none"> • Maintaining a working farm e.g. fodder 	Figure 5 Area B
1.2	Demonstration Herd	<ul style="list-style-type: none"> • Maintaining a working farm 	Figure 5 Area C
1.3	Educational Space	<ul style="list-style-type: none"> • Agricultural and environmental ecological learning for students and other agricultural pursuits • Agriculture education and best practice, for example, livestock handling, preparing for shows, paddock maintenance and irrigation. • Farm nursery 	Figure 12 Areas 1-8
1.4	Exhibition Space	<ul style="list-style-type: none"> • Demonstration herds and flocks • Fodder demonstrations • Environmental events/exhibitions • Farming Machinery exhibition • Stud and commercial cattle sales and exhibition • Sheep dog trials • Dog agility • Specific breed handling 	Figure 12 Area 2, 3, 4, 7, 9



Table 8.2: Strategy 2 - Detail of key land uses and activities

Strategy	2. Facilitate tourism and visitation		
	Activities	Purpose	Location
2.1	Growers Market	<ul style="list-style-type: none"> • Weekly Produce Markets • Passive recreation and community visitation • Supporting local farm producers 	Figure 12 Areas 2a,3 and 7
2.2	Events	<ul style="list-style-type: none"> • Build social engagement of the community with the heritage of the Town Farm. • Build social capital and facilitate interest in volunteering at the Farm Private Functions and Activities: <ul style="list-style-type: none"> • Wedding receptions and ceremonies • Christenings • Birthday parties • Family reunions • Celebration parties • Supper clubs • Other lifecycle events 	Figure 12 Areas 2a,3,4,5 and 6
		Festivals/Exhibitions: <ul style="list-style-type: none"> • Food and wine festivals • Music Festival – for example, opera or jazz by the lagoon • Night food market (e.g. noodle market) 	Figure 12 Areas 2a, 3 and 7 and 8 Flexibility may be required
		Camden Show <ul style="list-style-type: none"> • Show events – sheep dog trials • Machinery exhibitions • Livestock displays (eg. cows, goats, horse, sheep and alpacas) 	Figure 12 Area 7, 8 and 9
		Open Air Night movies: <ul style="list-style-type: none"> • Film festivals • One-off film nights 	Figure 12 Areas 2a, 3 and 7

	Events (cont.)	Christmas Events <ul style="list-style-type: none"> • Carols by candlelight • Christmas parties • Christmas markets 	Figure 12 Areas 2a, 3 and 7
		Sporting Events <ul style="list-style-type: none"> • Fun runs and cross country • Orienteering 	As deemed appropriate
		Photo and film shoots <ul style="list-style-type: none"> • One-off photos. • Filming on location 	Figure 12 Areas 1 – 7
2.3	Community Enterprise space	<ul style="list-style-type: none"> • Flexible community centre space to attract community use at the Farm • Possible space for use as a café and/or retail type of activity to attract tourists. • Outdoor terrace area at rear of site • Generate income for the Farm • Training area for hospitality studies • View of heritage vista 	Figure 12 Area 4

The Farm should be able to capitalise on its potential and host a range of events as outlined in Table 8.2 .

the high intensity of activity and functions would be held on the farm in the context of the broader farming and agricultural pursuits that would occur across the Farm. These are identified in Figure 5 Part A of this Plan.

Figure 12 provides the detailed area of where



TASTE Food Wine and Music Festival 2014



Figure 12: Detail of areas for a range of activities and functions outlined in Tables 8.1 - 8.5

Works identified for Area 4 for a community enterprise space (Strategy 2.3) represents a key opportunity to attract further community use of the site. With capital injection, this area could become a café/or retail type of activity that attracts tourist and generate revenue for the Farm. In the 2007 Master Plan, the Farm cottage was considered the best location for this type of activity, due to its accessibility to the township and it being conveniently located in Exeter Street.

The Cottage could be conserved and sensitively adapted for such use, as reflected by the existence of similar type activities in cottage buildings throughout the broader town area, provided the requirements of the Food Act and other statutory requirements including heritage conservation are satisfied.



Table 8.3.: Strategy 3 - Detail of key land uses and activities

Strategy 3. Integrate educational uses and activities			
Strategy	Activities	Purpose	Location
3.1	Education Use	Schools (all levels) <ul style="list-style-type: none"> • Farming and gardening activities/ Workshops • Food preparation training (Paddock to plate concept) to be developed • Farm animal nursery 	Figure 12 Areas 1- 8
3.2	Community Gardens	Community Gardens	Figure 12 Area 1
		Book Worm Literacy Gardens <ul style="list-style-type: none"> • Literacy, community reading and exploratory gardens for children 	Figure 6 & 12 Area 2b
3.3	Passive recreational activities	Farmstay Accommodation <ul style="list-style-type: none"> • Temporary farm stay for specific live stock exhibitions 	Figure 6 Area 2 & 4
		Recreational Fishing <ul style="list-style-type: none"> • Carp Competitions • Fishing clinics • Management of water way 	Figure 12 Area 5
		Picnicing and Barbecues <ul style="list-style-type: none"> • Scenic picnics that overlook the wetland • Walkway and cycleway • Walking • Bicycle riding • Segway options 	Figure 12 Areas 2- 7

This range of activities would be attractions in their own right and are tourism destinations, attracting individuals, families and community groups from across the wider Sydney area.



Table 8.4: Strategy 4 - Detail of key land uses and activities

Strategy 4. Establish best practice environmental management			
	Activities	Purpose	Location
4.1	Agro-Forestry	Planting of trees and woody weed removal • Land use management system in which trees or shrubs are grown around or amongst crops/ pastureland • Combines agricultural and forestry technologies to create more diverse, productive, profitable, healthy, and sustainable land-use systems • Management of Riparian area in line with the Camden Riparian Strategy.	Figure 5 Figure 12
4.2	Farming	• The use of the site for farm gate sales from produce grown in the community gardens • There is potential for organic branding, which could generate significant visitation to the site with other proposed activities that work together with the broader vision for the Farm	Figure 5 Figure 12



Table 8.5: Strategy 5 - Detail of key uses and activities

Strategy 5. Conserve and use heritage buildings and portray the history of the farm			
	Activities	Purpose	Location
5.1	Dairy Museum	<ul style="list-style-type: none"> • Agriculture education and best practice • Income to support the visitation and tourism • Demonstration milking • Potential for artisan cheese making 	Figure 12 Area 2a
5.2	Living Museum	<ul style="list-style-type: none"> • Use of the farm for educational space through history of cluster buildings and their conservation¹¹. 	Figure 12 Areas 1 – 8
5.3	Historical and interpretive signage	<ul style="list-style-type: none"> • To provide signage of the history of the farming and agricultural pursuits 	Figure 8
5.4	Chinese Garden/wells	<ul style="list-style-type: none"> • Record history of wells and Chinese Garden period on the Farm • Restore the heritage of the Chinese Garden history • Preserve the wells 	Figure 11

Table 8.6: Strategy 6 - Detail of key uses and activities

Strategy 6. Develop and implement marketing, business and maintenance plans			
	Activities	Purpose	Location
6.1	Develop and implement a Marketing Plan for the Farm	<ul style="list-style-type: none"> • To promote the Farm and generate income to support the maintenance and up keep of the Farm. 	Figure 6
6.2	Develop and implement a Business Plan for the Farm	<ul style="list-style-type: none"> • To develop a plan that supports and plans for the financial sustainability of the Farm and mitigates risks in the management of the Farm. 	Figure 6
6.3	Develop a maintenance and implement	<ul style="list-style-type: none"> • To have a plan that manages and plans the maintenance and investment into the Farm. 	Figure 6



9 Conclusion

Miss Llewella Davies wish to bequeath her Farm to the Camden community has left the Township with a traditional rural and open community space. The Camden Town Farm provides the Local Government Area with a rural precinct that links the agricultural heritage of the Macarthur region to the Townships urbanisation. The Farm for years to come through this Master Plan reflects Miss Davies bequest, the Vision and strategies laid out to achieve her wishes. It will create an agri-food node within the township that showcases locally grown produce, demonstration herds, crops and provide a facility that enables the community to enjoy the heritage of the Farm through a range of activities on the site. It enhances an open space with uninterrupted northern vista view among the peri-urban fringe of a major city.



Miss Llewella Davies

10. Footnote

- 1 Camden Town Farm Master Plan, 2007. Prepared by Cityscapeplanning+projects. March 2007 Ibid page 2
- 2 Ibid page 5
- 3 Ibid page 6
- 4 Ibid page 6
- 5 Procedural Manual for Community Management Committees, Camden Council, September 2013 Ibid page 9
- 6 Camden Town Farm Master Plan, 2007. Prepared by Cityscapeplanning+projects. March 2007. Ibid page 3.
- 7 Ibid page 7
- 8 Ibid page 7
- 9 Ibid page 9
- 10 Ibid page 33
- 11 Ibid page 20



Appendix A: Heritage Inventory Report

Camden Heritage Inventory		SHI Number 1280102
State Heritage Inventory		
Item Name: Miss Davies' Farm		
Location: 40 Exeter Street, Camden [Camden]		
Address:	40 Exeter Street	DUAP Region: Illawarra & Macarthur
Suburb / Nearest Town:	Camden 2570	Historic region: Sydney
Local Govt Area:	Camden	Parish:
State:	NSW	County:
Other/Former Names:		
Area/Group/Complex:		Group ID:
Aboriginal Area:		
Curtilage/Boundary:		
Item Type:	Built	Group: Farming and Grazing Category: Dairy
Owner:	Private - Individual	
Admin Codes:		Code 2: Code 3:
Current Use:	Residence and dairy farm	
Former Uses:	Residence and dairy farm	
Assessed Significance:	Local	Endorsed Significance:
Statement of Significance:	An early dairy farm located on the boundary of the town representative of the importance of dairying in early Camden. Representative of town farms. Representative of the character of Camden as a town centre ringed by rural and agricultural industries.	
Historical Notes or Provenance:	Early plans of the farm from the 1840's show clearly the wetlands that define the central area of the property. During the twentieth century the Farm was used principally as a dairy/ dairy stud. At various times the irrigatable areas along the River were leased to Chinese farmers for market gardens.	
	Miss Llewella Davies (1901 - 2000) came to live at Camden as an infant when her father, Mr Evan Davies, bought the dairy farm. Miss Davies was a prolific member of the Camden community and in 1981 was decorated with an OAM for her extraordinary contribution to the community. Miss Davies bequeathed the 55ha dairy farm property to Camden Council with the condition that it one day be used to help the community.	
Themes:		
Designer:		
Maker / Builder:		
Year Started:	Year Completed:	Circa: No
Physical Description:	The farm is located between the town of Camden and the Nepean River. The land is entirely within the 1:100 year flood line and the farm has been inundated in recent years. The buildings (milk parlour, residence storage sheds etc) are located on the higher ground	

Camden Heritage Inventory		SHI Number 1280102
State Heritage Inventory		
Item Name:	Miss Davies' Farm	
Location:	40 Exeter Street, Camden [Camden]	
	adjoining Exeter Street.	
	The residence is a small weatherboard clad cottage with a corrugated metal hipped roof. The doors and double hung windows are timber clad. The dairy building is a timber slab hut.	
Physical Condition:	The residence appears to be in moderate condition, however the dairy buildings are in poor condition.	
Modification Dates:		
Recommended Management:	Conserve and maintain significant fabric.	
Management:		
Further Comments:		
	Criteria a)	
	Criteria b)	
	Criteria c)	
	Criteria d)	
	Criteria e)	
	Criteria f)	
	Criteria g)	
Integrity / Intactness:	The cottage and farm buildings retain good integrity, and fair intactness.	
References:		
Studies:		
Parcels:		
Latitude:		Longitude:
Location validity:		Spatial Accuracy:
Map Name:		Map Scale:
AMG Zone:	Easting:	Northing:
Listings:	Name:	Title:
	Heritage study	
Custom Field One:		
Custom Field Two:		
Custom Field Three:		



Camden Heritage Inventory
State Heritage Inventory

SHI Number
1280102

Item Name: **Miss Davies' Farm**

Location: **40 Exeter Street, Camden [Camden]**

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 31/07/2002 Date Updated: 11/11/2004 Status: Completed

State Heritage Inventory
Full Report with Images

Date: 29/09/2011 Page 3

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

Camden Heritage Inventory		SHI Number 1280102
State Heritage Inventory		
Item Name: Miss Davies' Farm		
Location: 40 Exeter Street, Camden [Camden]		

Image:



Caption: Miss Davies Farm - cottage from Exeter Street
Copyright: Tropman & Tropman Architects
Image by: Tropman & Tropman Architects
Image Date: 14/06/2002
Image Number:
Image Path: Exeter Street
Image File: 1280102b1.jpg
Thumb Nail Path: Exeter Street
Thumb Nail File: 1280102t1.jpg

Date: 29/09/2011	State Heritage Inventory Full Report with Images	Page 4
<small>This report was produced using the Heritage Database Software provided by the Heritage Branch, NZHDC Department of Planning.</small>		



Camden Heritage Inventory

SHI Number
1280102

State Heritage Inventory

Item Name: **Miss Davies' Farm**

Location: **40 Exeter Street, Camden [Camden]**

Image:



Caption: Former dairy building

Copyright: Tropman & Tropman Architects

Image by: Tropman & Tropman Architects

Image Date: 14/06/2002

Image Number:

Image Path: Exeter Street

Image File: 1280102b2.jpg

Thumb Nail Path: Exeter Street

Thumb Nail File: 1280102t2.jpg

State Heritage Inventory

Date: 29/09/2011 Page 5

Full Report with Images

This report was produced using the Heritage Database Software provided by the Heritage Branch, MHD Department of Planning.

Appendix B: Signage Guidelines

1. Background

The adaptive reuse of Camden Town Farm for farming and community related activities will result in a need for new internal and external signs to supplement or replace what currently exists.

The purpose of this Guideline is to consider appropriate new signs that can be introduced to the place in a managed way, and with the aim to minimise adverse impacts. By allowing the introduction of new signs, Camden Council is implementing an adaptive re-use strategy which seeks to ensure Camden Town Farm will be actively and respectfully used with regard to its significance and legacy of the donor, Miss Lewella Davies.

There is currently limited external signage around the place, apart from a main sign in Exeter Street, a community garden notice board and two sign boards fixed to farm gates and interpretive signage located in the farm building precinct.

Over time, with the implementation of this Guideline, existing signage previously designed in isolation including the main sign and all community garden signage will be removed and reinstated.

2. Design Approach

In recognition of the relative cultural value of the place as an item of significance to the local Camden area, and the rural character of built elements, the recommended design approach is to not overplay the design of introduced signage. To this end, simple unadorned materials e.g. unpainted galvanized steel posts and framing are proposed in preference to powder coated steel, stainless steel or other contemporary materials.

3. Objectives

The objectives of this Signage Guideline are:

- To conserve the significance of the existing cultural landscape by coordinating and introducing new external signage in a managed way.
- To ensure new signage is low impact, simple, reversible and does not detract from the significance of the place.
- To identify and guide new signage suitable for external use.
- To safeguard and protect fragile significant external fabric and landscape values from inappropriate signage.

4. External Signage Considered Under this Guideline

The following signage has been considered under this Guideline:

- A main sign for the whole site;
- A community garden sign;
- A community garden notice board;
- Covered Outdoor Work Area (COWA) signage;
- Site directional signage; and
- Temporary banners for short-term special events e.g. market days etc.

5. The Objectives of this Signage Guideline;

The following signage has not been covered under this document, but will require guidelines when the need arises.

- Signs or advertising in outdoor seating areas;
- Signs painted onto walls or roof areas of buildings;
- Sign boards fixed onto roof areas and walls of buildings;
- Signs fixed to or painted onto windows and doors;
- Signs fixed to columns; or
- Any internal signage.

Any signage proposed in the above locations will be subject to Council review and approval.

6. Guidelines for Selected External Signage

Signage Guidelines have been developed having regard to the following design criteria:

- Recommended siting of signage;
- Recommended signage types e.g. wall mounted, hanging or free-standing; and
- General design principles including graphics, size, materials, colours, fixings and constructional characteristics etc.
- Significance characteristics of the site and buildings.

6.1 Main Sign for the Whole Site

6.1.1. Siting

The recommended siting for the main sign for the whole site is in the same location as the existing main sign, which is located adjacent to the commercial entry gate, in front of the Exeter Street boundary fence. Refer to attached Figure B1. Note an amendment has been made to this sign from 2007 to 2025 from a half moon style sign to a pitch gable to reflect the lines of the heritage building on the site.

6.1.2. Sign Type and Shape

The recommended signage type is a signboard fixed to a pair of free standing, un-painted galvanised steel posts. The sign is to generally be horizontally proportioned with spacing away from the posts to visually lighten the overall appearance. Refer to Figure B1.

6.1.3. General Design Principles

Text Font:

- Appropriately scaled, simple text e.g. Times New Roman or Arial, in preference to exotic text e.g. Old English or Script.

- Text is to be hand painted, transfer cut-out vinyl letters, or photo anodised, in preference to engraved, etched or surface mounted acrylic, timber or metallic lettering.

Dimensions:

- Refer to Figure B1.

Graphics:

- Text, logos and artwork subject to Council review and approval.
- Consider a common logo for the Town Farm for use as part of main signs.

Materials:

- Posts, framing and fixings – unpainted galvanised steel.

Signboard:

- Colourbond, painted or powder coated aluminium or galvanised sheet.

Sign board frame:

- Unpainted galvanised steel square or rectangular section.

Colours:

- Sign posts, framing and fixings: - Unpainted galvanized steel.

Sign board:

Black or other selected dark coloured text on contrasting light coloured background. Subject to Council approval.

Note: Sign board to be single-sided, and fixed to be exposed framing. Generally all fixings to be vandal proof.

6.2. Community Garden

6.2.1. Siting

The recommended siting for the Community Garden sign is between the Community Garden timber pedestrian gate and vehicle gate, directly behind the Exeter Street boundary fence. Refer to Figure B1.

6.2.2. Sign Type and Shape

The recommended signage type is a signboard fixed to a pair of free standing, un-painted galvanised steel posts. The sign is to be horizontally proportioned and of a rectangular shape with spacing away from the posts to visually lighten the overall appearance. Refer to Figure B1.

6.2.3. Design Principles

Generally as for Main Sign General Design Principles.

6.3 Community Garden Noticeboard**6.3.1. Siting**

The recommended siting for the Community Garden sign is in the same location as the existing notice board. Refer to attached location plan, Figure B1.

6.3.2 Sign Type and Shape

The recommended signage type is a fixed or side hinged glazed notice board fixed to a pair of free standing, square, un-painted galvanised steel posts. The notice board is to be horizontally proportioned and of a rectangular shape with spacing away from the posts to visually lighten the overall appearance. Refer to Figure B1.

6.3.3. Design Principles

Text Font:

- As for Main Sign Text Font.

Dimensions:

- Refer to attached sketch.

Graphics:

- Text, logos and artwork subject to Council review and approval.

Materials:

- Posts and support rails: Unpainted galvanised steel.
- Notice board frame: Powder coated aluminium.

Notice board:

- Powder coated aluminum sash (fixed or side hung doors) with toughened glass, acrylic or polycarbonate glazing. Pinboard backing: Corkboard.

Colours:

- Posts: Unpainted galvanised steel

Notice board frame and sash:

- Dulux Pale Eucalypt or similar earth-tone colour all subject to Council approval.
- Notice board corkboard: Earth tone colour.
- Note: Notice board display to be single-sided.
- Generally all fixings to be vandal proof.

6.4 Covered Outdoor Weather Area (COWA) Signage

Note: It is recommended a more simplified title be attributed to this structure for ongoing reference and sign text.

6.4.1. Siting

The recommended siting for COWA signage is:

1. Directly behind the Exeter Street boundary fence and centered on the COWA. Refer to attached location plan.
2. Gable ends of building.

6.4.2. Sign Type and Shape

Recommended sign types for the COWA are:

1. Exeter Street boundary fence: As for Community Garden Sign.
2. Gable ends of building: Hand painted directly onto gable, or surface mounted rectangular signboard. Refer to Figure B1.

6.4.3. Design Principles

1. Exeter Street boundary fence: As for Community Garden Sign.
2. Gable ends of building:

Text Font:

- As for Main Sign Text Font.

Dimensions:

- Refer to attached sketch.

Graphics:

- Text, logos and artwork subject to Council review and approval.

Materials:

- Colourbond, painted or powder coated aluminium or galvanised steel sheet.

Colours:

- Black or other selected dark coloured text on contrasting selected light coloured painted background. Subject to Council approval.

6.5 Internal Directional Signage**6.5.1. Siting**

The recommended location of directional signage is as shown on the attached location plan.

6.5.2. Sign Type and Shape

Generally typical Camden street sign type, with round section un-painted galvanised steel post and rectangular signs.

6.5.3. Design Principles**Text Font:**

- As for Main Sign Text Font.

Dimensions:

- Refer to attached sketch.

Graphics:

- Text, logos and artwork subject to Council review and approval.

Materials:

- Posts and fixings:- Unpainted galvanised steel.

Sign:

- Colourbond, painted or powder coated aluminum or galvanised steel sheet blades similar to Council street signage.

Colours:

- Sign posts, rails and fixings:- Unpainted galvanised steel.

Sign board:

- Black or other selected dark coloured text on contrasting selected light coloured background all subject to Council approval.

Note: Generally all fixings to be vandal proof.

6.6 Temporary Signage

Note: For the purposes of this Guideline, temporary shall mean a maximum of seven consecutive calendar days, and to Council approval.

6.6.1. Siting

Nominated locations temporarily fixed to existing timber post and rail rural fencing. Refer to Figure B1.

6.6.2. Sign Type

Roll up banner-style signage with metal eyelets and rope fixings..

6.6.3. Design Principles**Text Font:**

- As for Main Sign Text Font.

Dimensions:

- Banner length maximum 3.0m x maximum 0.9m wide.

Graphics:

- Text, logos and artwork subject to Council review and approval.

Materials:

- PVC vinyl, canvas or other Council approved material.

Colours:

- Where possible, black or selected dark coloured text on contrasting selected light coloured background to Council approval.

Fixing:

- Purpose made non corrosive eyelets with rope lanyards. Non corrosive screw eyes fitted to fence posts/rails to Council approval.

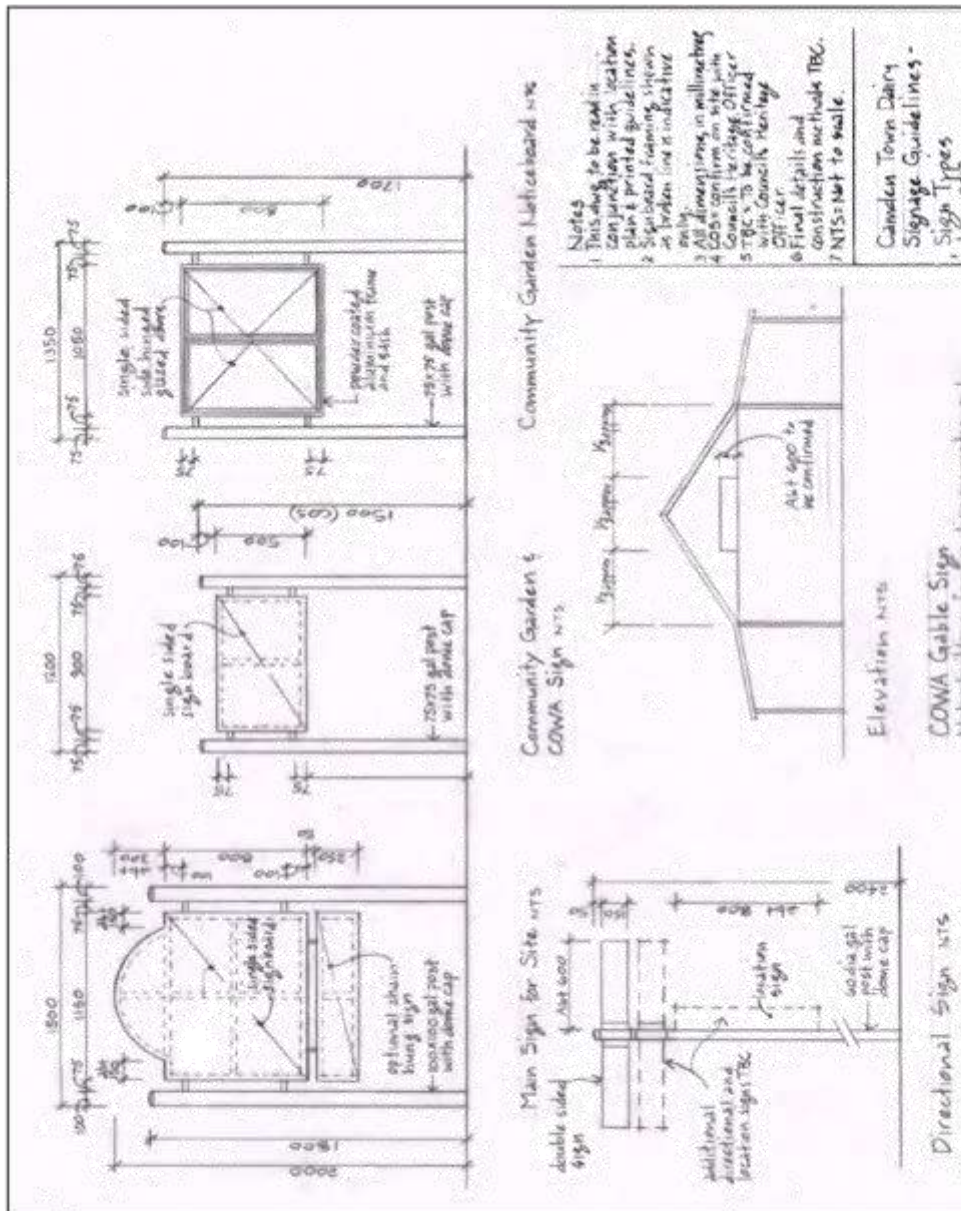
7. Approvals

Prior to the manufacture and installation of any signage in recommended locations as noted in this Guideline, the following documentation is to be reviewed and approved by Council's Heritage Officer:

1. Dimensioned drawings of proposed signage showing elevations, sections and construction details including but not limited to fixing details of posts, rails and signs.

2. Graphics including text, logos and artwork.
3. Details of proposed colours, materials and text fonts etc.

As part of the approval of points 1 to 3 above, exact siting of approved signage is to be confirmed on site with Council's Heritage Officer.



Appendix C: Outline Schedule of Conservation Works to Town Farm

The works in this schedule are to be carried out on a regular and on-going basis.



1.0 External Works Generally

1.01 Abbreviations:

- UOS: Unless otherwise scheduled or stated elsewhere.
- ABS: As before scheduled or stated.
- Compo mortar is composed of the following mix: 6 parts sand : 1 part lime putty : 1 part Portland Cement.

1.02 Clear the site, including in, around and under all buildings of remnant building and other debris, rubbish, vegetation, etc. This work shall be carried out in consultation with Camden Council's nominated representative and the heritage architect to ensure any significant movable relics are recovered and safely stored on site for future interpretation.

1.03 All rubbish is to be removed from site and appropriately disposed of at relevant waste disposal facilities.

1.04 Where not scheduled to be removed, secure and stabilise original or early fixtures and fittings and surfaces to the buildings as originally implemented.

1.05 UOS remove all redundant fixtures and fittings not original or early to the buildings. Patch repair any resultant damage to surfaces to match the original adjacent in all respects

1.06 Undertake a pest inspection, prepare a report, and based on the recommendations of the report, carry out the eradication of termites and vermin etc. prior to works being undertaken ABS.

1.07 Scrape down all loose and flaking paint finishes from all surfaces back to sound substrate and adjacent finish.

1.08 UOS prepare and repaint all previously painted surfaces, and new or bare timber, metalwork and render.

1.09 UOS clear all existing drainage lines to be reused and gutters and downpipes, and ensure sound operation.

1.10 Remove all hard or high cement based non original mortar by raking, and repaint with compo mortar, striking same to match original in all respects. Repoint any mortar joints where missing in compo mortar, struck to match the original in all respects.

1.11 UOS patch repair all masonry including face brick and rendered surfaces where missing, unsound or deteriorated to match the original in all respects.

1.12 UOS refix all loose timber work and replace missing or patch repair deteriorated elements to match sound adjacent.

- 1.13 A suitably qualified licensed electrician shall inspect all electrical wiring, power and light circuits, motors, fans, switchboards, in-coming supply, power poles, etc., advise on any necessary repairs in consultation with Camden Council's nominated representative and the heritage architect, and carry out repairs as necessary. UOS any redundant original or early conduit, fixtures, and electrical plant and equipment shall remain insitu for interpretation.



2.0 Internal Works Generally

- 1.14 In consultation with Camden Council's nominated representative and heritage architect, a suitably qualified licensed plumber shall inspect all hot and cold water plumbing, hot water systems, sanitary drainage, gas plumbing etc., advise on any necessary repairs and carry out repairs as necessary.
- 1.15 UOS any redundant original or early pipework, fixtures, conduits, etc. shall remain insitu for interpretation, and ensure all are soundly fixed as original.
- 1.16 Where scheduled patch repair, repair is to include replacement of missing elements UOS and match the sound adjacent original/significant material in all respects inclusive of fixings and finishes.
- 2.01 Clean up and remove building debris, vermin and any other unfixed elements ABS External Works. This work shall be carried out in consultation with Camden Council's nominated representative and the heritage architect to ensure any significant movable relics are recovered and safely stored on site for future interpretation.
- 2.02 Undertake a pest inspection, prepare a report, and based on the recommendations of the report, carry out the eradication of termites and vermin etc prior to works being undertaken ABS.
- 2.03 Following eradication of termites, check over all joinery and structure and patch repair unsound sections with same profile and materials to match existing in all respects UOS.
- 2.04 UOS, where evidence of termites in joinery and structure is generally superficial and otherwise structurally sound, patch repair in epoxy to restore profile if joinery is to be painted. Otherwise check out and splice on new section of materials to match the original in all respects where the element remains unpainted or clear finished.

- 2.05 Undertake an environmental audit of the buildings to further advise on any need for removal of any remnant hazardous materials, and patch repair as necessary.
- 2.06 Where scheduled patch repair, repair is to include replacement of missing elements UOS and match the sound adjacent original/significant material in all respects inclusive of fixings and finishes.
- 2.07 Prepare and repaint all previously painted surfaces UOS.
- 2.08 UOS patch repair unsound, warped or deteriorated floorboards and floor structure to match the original in all respects. Replace missing floorboards and associated structure to match original UOS.
- 2.09 Ensure all loose floorboards, ceilings, cornices and joinery are securely fixed UOS.
- 2.10 Clean down all surfaces and remove dirt, grime, grease, loose paint, bird droppings, cobwebs etc, and prepare for surface finish as scheduled.
- 2.11 UOS pack underside of floor structure where unsound and springing with compressed cement material or approved other, and ensure all is level.
- 2.12 UOS patch repair unsound, warped or deteriorated weatherboards to match the original in all respects. Replace missing weatherboards to match original UOS.
- 2.13 Splice on new timber sections of verandah posts to replace deteriorated or unsound to match existing in all respects.

- 2.14 Where new studs, plates, beams, joists, or other framing members are necessary to make sound and secure wall and floor framing timbers, allow to fit new to match existing, and next to existing original which is to be left in situ for later interpretation purposes UOS.



3.0 Roof Works Generally

- 3.01 Where new rafters or joists or other framing members are necessary to make sound and secure roof framing timbers, allow to fit new to match existing, and next to existing original which is to be left in situ for later interpretation purposes UOS.
- 3.02 Replace all unsound, missing or deteriorated roofing battens to match existing in all respects.
- 3.03 Patch repair all lead flashings, including chimney flashings, to ensure all are sound, weather tight and seated correctly with lead wedges and compo mortar pointing, and replace where split, structurally deteriorated or missing to match existing in all respects including traditional joints.
- 3.04 All new and existing eaves gutters are to be fixed to ensure adequate falls to new and existing downpipes.
- 3.05 Replace existing severely deteriorated galvanised corrugated iron roof sheeting following consultation and confirmation with the heritage architect.

- 3.06 UOS all unpainted galvanised corrugated iron shall have all surface rust treated with a clear rust converting protective barrier to future specification.
- 3.07 Replace existing deteriorated, missing and unsound quadrant gutters and downpipes with new galvanised steel to match existing in all respects inclusive of gutter brackets and straps and astragals UOS.
- 3.08 Fit new galvanised steel barge rolls to all barges to match the original where deteriorated and/or missing.
- 3.09 Fit new galvanised steel ridge and hip capping to all ridges and hips where deteriorated to match the original in all respects inclusive of traditional soldered joints.
- 3.10 Connect all new and existing downpipes to new stormwater drainage to Engineer's details.
- 3.11 Rake out mortar joints to brick chimneys where unsound or deteriorated, and repoint same where missing in compo mortar, striking joints to match original in all respects.
- 3.12 Patch repair chimney brickwork where missing, deteriorated or unsound with brickwork to match existing in all respects.
- 3.13 Allow to clean chimney flues and facilitate correct draw and operation.
- 3.14 Splice on new timber sections of bargeboards, fascias, battens etc to replace existing only where missing, deteriorated or unsound to match existing in all respects.
- 3.15 Prepare and repaint all previously painted galvanised iron roof sheeting, guttering, downpipe, vent stacks, window hoods and flashings etc. UOS.
- 3.16 Refix any loose roofing sheets and replace fixings where missing using washers and fixing screws to match original in all respects.
- 3.17 Patch repair downpipes where missing, deteriorated or unsound with new material to match sound adjacent.



4.0 Window Works Generally

- 4.01 All windows shall be put into sound working condition, and made weather tight.
- 4.02 UOS put remnant original hardware in sound working order.
- 4.03 Remove non original fabric, hardware, fixings, etc. UOS and patch repair original surfaces to the match the original in all respects following their removal.
- 4.04 Deteriorated and mutilated original fabric shall be patched to match original sound adjacent surface in all respects UOS.
- 4.05 Ease all window sashes and put in sound working order to be weather tight and to match original.

- 4.06 Ensure any loose joints are re-glued, re-wedged as necessary to match existing and made weather tight.
- 4.07 All double hung windows shall be fitted with a new or salvaged sash fastener and keeper and sash lift.
- 4.08 Maintain all original stop beads, parting stop beads, architrave, internal and external jamb linings, and pulley stiles, head, external mouldings, sills, sill pieces and sill mouldings. Patch all original fabric which are damaged, unsound or mutilated and replace missing elements to match original. Replace any non original elements to match original UOS.
- 4.09 Replace any missing or cracked glass to match existing original.



5.0 Door Works Generally

- 5.01 All doors and gates shall be put into sound working condition.
- 5.02 UOS put remnant original hardware in sound working order.
- 5.03 Reseat all loose elements/fabric including frames, jamb linings, internal and external linings, internal and external architraves to be secured and match original detail UOS.
- 5.04 Remove non original fabric, hardware, fixings, etc UOS and patch repair original surfaces to the match the original in all respects following their removal.

- 5.05 Deteriorated and mutilated original fabric shall be patched to match original sound adjacent surface in all respects UOS.
- 5.06 Ease doors on original hinges and ensure smooth operation.
- 5.07 Ensure any loose joints are re-glued, re-wedged and/or re-nailed as necessary to match existing and made weather tight.



6.0 Cottage

Cottage - External Works

- 6.01 Refix loose roof sheeting and cappings ABS.
- 6.02 Remove non original brickwork and sheeting from top of chimneys, and fit new selected terracotta pots soundly seated to flue.
- 6.03 Remove TV antennas from chimneys and patch repair any resultant damage to adjacent fabric. Relocate antennas to positions determined on site with the Heritage Architect.
- 6.04 Connect all new and existing downpipe to a new stormwater drainage system to Engineer's details.

- 6.05 Remove all non original quadrant guttering and install new galvanised steel ogee guttering (inclusive of gutter brackets and straps) to match remnant section located over the kitchen. Prepare and paint new and existing ogee guttering.
- 6.06 Remove stainless steel flue from non original fireplace and patch repair roof sheeting.
- 6.07 Prepare and repaint all previously painted roof sheeting and rainwater goods.
- 6.08 Remove non original asbestos cement sheeting, battens, framing and window from the former rear verandah and patch repair any resultant damage to original adjacent fabric. Preserve insitu any original verandah posts, beams, handrail, balustrades etc which may be uncovered during the demolition works; otherwise allow to reconstruct these elements to future detail by the heritage architect.
- 6.09 Remove the late 20th century rear awning and timber structure, and patch repair any resultant damage to original adjacent fabric.
- 6.10 Remove all non original infill corrugated iron sheeting and asbestos cement sheets fixed between the brick piers. Patch repair any resultant damage to adjacent original fabric.
- 6.11 Check over all asbestos cement sheeting, remove any cracked or deteriorated sheets. Replace any mutilated, deteriorated or missing timber battens.
- 6.12 Check over all brick piers and patch repair all face brick and mortar joints where missing, unsound or deteriorated to match the original in all respects.
- 6.13 Remove non original compressed cement floor sheeting from the front verandah and replace with new 100mm (finished) wide tongue and grooved NSW hardwood floor boards of minimum Class 1 durability. Replace missing or deteriorated floor framing and pack underside of floor structure where unsound and springing with compressed cement material or approved other as required. Remove garden beds from front of verandah.
- 6.14 Check over sub floor brickwork to front verandah and rake out mortar joints where unsound or deteriorated, and repoint same where missing in compo mortar, striking joints to match original in all respects. Reconstruct any missing sections of sub floor brickwork to match sound adjacent brickwork.
- 6.15 Remove non original corrugated sheeting from the outdoor toilet and reconstruct timber weatherboards to match sound adjacent fabric.
- 6.16 Check and stabilise sub-floor piers and pack floor to be sound as necessary.
- Cottage - Internal Works**
- 6.17 Following pest inspection for termites ABS, check over joinery linings, and structure and patch repair unsound sections with same profile and materials to match existing in all respects.
- 6.18 Ensure all loose floorboards, timber ceiling linings, timber cornices, picture rails, skirtings, architrave and any other original joinery are securely fixed ABS.
- 6.19 Take up all late 20th century floor coverings back to original floorboards, patch repairing any resultant damage to match original UOS. Sand and polish floorboards.

- 6.20 Remove wall mounted exhaust fan and ceiling fan from kitchen and patch repair wall and ceiling timber lining boards.
- 6.21 Remove freestanding wood burning fireplace from the sitting room and patch repair boarded ceiling.
- 6.22 Carefully remove one sheet of asbestos cement wall and ceiling sheeting from the back room (former verandah) for inspection of substrate where directed by the heritage architect and allow to replace same.
- 6.23 Remove the toilet partition from the back room and strip out existing bathroom fittings and fixtures, cap off services below floor level and make good any resultant damage to original fabric OR adapt this area for new bathroom - to be confirmed with Council.
- 6.24 Remove sink and splash back from kitchen, cap off services in wall and/or below floor level and make good any resultant damage to original fabric. Install new kitchen sink, bench and cupboards, plumbing, drainage and hot water service to future detail.
- 6.25 Replace wire gauze to all flyscreens.
- 6.26 Retain and put in sound working order all original timber mounting blocks and Bakalite light switches, ceiling mounted timber roses and Bakalite canopies, and any Bakalite power outlets mounted on the skirting. All non original light switches, light fittings and power outlets shall be removed and replaced with reproduction fittings to match the original. All ceiling mounted pendant light fittings shall be fitted with brown cloth covered flex and a selected light shade.
- 6.27 Check over outdoor toilet pan and cistern and put into sound working condition.
- 6.28 Patch repair severely deteriorated timber structure and weatherboards to outdoor toilet.
- 6.29 Remove wallpaper dado from the hallway and make good any resultant damage to adjacent timber lining boards.
- 6.30 ABS clean, polish and lubricate and put remnant original window and door hardware in sound working order.
- 6.31 Remove non original fabric, hardware, fixings, etc. ABS and patch repair original surfaces to the match the original in all respects following their removal.
- 6.32 Any proposed new ablution facility is to be designed in consultation with Camden Council's nominated representative and the heritage architect.
- 6.33 Note: The attached rear laundry/storage shed was not accessible for inspection.
- 6.34 Works to doors and windows, and repainting, all as for Generally.



7.0 Carport

- 7.01 Check over all wall and roof timber framing, fixings and connections and carry out any necessary patching and repairs ABS to ensure structure is sound.

7.02 Check over all galvanised corrugated iron roof and wall sheeting and fixings and carry out any necessary repairs ABS to ensure the carport is weather tight.

7.03 Suitably treat surface corrosion to galvanised corrugated iron roof sheeting and apply a clear protective barrier to future specification.



8.0 Milking Parlor

8.01 Check over galvanised corrugated iron roof sheeting, ridge capping, barge rolls and fixings and carry out any necessary patching, securing and repairs ABS to ensure the roof is weather tight.

8.02 Suitably treat surface corrosion to galvanised corrugated iron roof sheeting and apply a clear protective barrier to future specification.

8.03 Check over rainwater goods and replace existing deteriorated, missing and unsound quadrant gutters and downpipes with new galvanised steel to match existing in all respects inclusive of gutter brackets and straps ABS.

8.04 Check over bargeboards, fascias, battens, and soffit linings (including chicken wire), etc and replace existing only where missing, deteriorated or unsound to match existing in all respects ABS.

8.05 Remove all hard or high cement based non original repointing by raking, and repoint with compo mortar, striking same to match original in all respects ABS.

8.06 Check over all asbestos cement sheeting and timber battens to internal walls and ceilings and replace all cracked, unsound, or missing fabric.

8.07 Patch repair all internal and external masonry including face brick, rendered surfaces and wall vents where missing, unsound or deteriorated to match the original in all respects ABS. Clean down all facebrick and unpainted rendered surfaces on completion of the repair works.

8.08 Feed troughs, steel doors and feed plant and equipment: Patch repair all unsound and severely corroded galvanised sheet and steel framed elements using traditional repair methods viz. soldering and welding in lieu of rivets and silicon sealants. Suitably prepare all metalwork and repaint. Existing feed plant and equipment shall be conserved, recommissioned and/ or interpreted in consultation with Camden Council's nominated representative and the heritage architect. Ease existing steel doors on existing hinges and repair as necessary to match the existing.

8.09 Existing milking parlour plant and equipment and milk store room plant and equipment shall be conserved, commissioned and/or interpreted in consultation with Camden Council's nominated representative and the heritage architect.

8.10 Suitably prepare and repaint all internal and external previously painted surfaces ABS.

- 8.11 Clean down all concrete floors and leave in a neat, safe, and tidy condition.
- 8.12 Put into sound working order all original well glass light fittings. Replace missing well glass light fittings to match existing.
- 8.13 Suitably prepare galvanised tube balustrade and posts along the north elevation, treat corroded fabric, refix and restore removed sections of the balustrade and repaint previously painted surfaces.
- 8.14 Re-route low overhanging pipework located in the passage adjacent to the Exeter Street doorway to eliminate threat of injury.
- 8.15 Check over and put into sound working order timber double-hung window, fly screen door and ledged, braced and sheeted door. Patch repair unsound or deteriorated fabric, ease sashes and door leaves, refix loose elements, preserve and recondition original hardware, replace or refit flyscreen gauze as required, and clean glazing ABS.
- 9.02 Clear away debris and vegetation from around the building and leave tidy condition.
- 9.03 Check over all wall and roof timber framing, fixings and connections and carry out any necessary repairs ABS to ensure structure is sound.
- 9.04 Where new rafters, joists, battens or other framing members are necessary for sound and secure roof framing timbers, allow to splice-on new timber to match sound adjacent in all respects, or place new member next to existing (which is to be left insitu for interpretation purposes).
- 9.05 Check over weatherboards and replace existing only where missing, deteriorated or unsound to match existing in all respects ABS. Refix all loose sound weatherboards to match sound adjacent in all respects including method of fixing (concealed or otherwise) and type of fixings.
- 9.06 Check over wire mesh vermin protection at roof level. Refix all sound fabric. Replace all missing, unsound or deteriorated fabric to match sound adjacent.
- 9.07 Remove all hard or high cement based non original repointing by raking, and repoint with compo mortar, striking same to match original in all respects ABS.
- 9.08 ABS patch repair all internal and external masonry including face brick, rendered surfaces and terracotta wall vents where missing, unsound or deteriorated to match the original in all respects. Clean down all facebrick and unpainted rendered surfaces on completion of the repair works.



9.0 Former Cool Room

- 9.01 Check over galvanised corrugated iron roof sheeting, ridge capping and fixings and carry out any necessary patching, stabilisation and repairs ABS to ensure the roof is weather tight. Suitably treat all surface corrosion, clean down sheeting and paint.

- 9.09 Suitably prepare and repaint all internal and external previously painted surfaces ABS.
- 9.10 Clean down concrete floors and leave in a neat, safe, and tidy condition.
- 9.11 Check over internal and external doorcases. Patch repair unsound or deteriorated fabric including frames, architraves, linings and flush face door leaf, ease door leaf on existing hinges, refix loose elements, preserve and recondition original hardware ABS.
- 9.12 Carefully remove debris (organic insulating material) in the roof space and store in weather tight containers where directed on site by Camden Council's nominated representative, for possible future installation in the ceiling space.
- 9.13 Check over timber ceiling boards, refix loose fabric to match sound adjacent, and patch repair all unsound and deteriorated fabric. Replace missing fabric to match sound adjacent in all respects.
- 9.14 Preserve and carefully brush clean remnant roof sarking sheeting.
- 9.15 Remove debris from concrete slab adjacent to north and west elevations and clean down.



10.0 Former Dairy Wash-up Shed

- 10.01 Remove all debris from within the shed, allowing to salvage, and store on site any significant movable relics ABS.
- 10.02 Check over galvanised corrugated iron roof and wall sheeting, barge rolls and fixings. Carry out any necessary patching and repairs ABS including refixing loose sheeting and replacing any unsound or deteriorated fabric to ensure the roof is weather tight.
- 10.03 Suitably treat all surface corrosion to galvanised wall and roof corrugated iron sheeting and apply a clear protective barrier to future specification.
- 10.04 Check over all wall and roof timber framing, fixings and connections and carry out any necessary repairs ABS to ensure structure is sound. Splice-on new timber to match sound adjacent in all respects in lieu of replacing whole elements or place new member next to existing (which is to be left insitu for interpretation purposes).
- 10.05 Where new rafters, joists, battens or other framing members are necessary for sound and secure roof framing timbers, allow to splice-on new timber to match sound adjacent in all respects, or place new member next to existing ABS.

10.06 Check over weatherboards and replace existing only where missing, deteriorated or unsound to match existing in all respects ABS. Refix all loose sound weatherboards to match sound adjacent in all respects including method of fixing (concealed or otherwise) and type of fixings.

10.07 Trim overhanging tree branches along Exeter Street and reduce ground levels along the south elevation.

10.08 It is desirable for interpretation that the copper bowl and brick chimney are reconstructed in the west elevation, to future detail. It is noted that there is archaeological and anecdotal evidence for this.

10.09 It is desirable for interpretation that the bracketed timber bench is reconstructed. It is noted that there is archaeological and anecdotal evidence.

10.10 Suitably prepare and repaint all internal and external previously painted surfaces ABS.

10.11 Clean down brick paving/concrete floor and leave in a neat and tidy condition.



11.0 Barn

11.01 Refer to Schedule -- the Outline Schedule Of Conservation Works to Camden Town Farm – Barn, Exeter Road, Camden, dated 11 April 2011.



12.0 Machinery Storage Shed

12.01 Check over galvanised corrugated iron roof and wall sheeting and fixings and carry out any necessary patching and repairs ABS to ensure all is weather tight.

12.02 Check over all wall and roof timber framing, fixings and connections and carry out any necessary patching and repairs ABS to ensure the structure is sound.

12.03 Check over vertical butt jointed boarded wall cladding on the south and west elevations. Refix sound fabric, replace deteriorated and unsound fabric and on completion of the works reconstruct the paling fence along Exeter Street to match the existing in all respects.

12.04 Remove debris from the shed and reduce built-up ground levels.

12.05 Suitably prepare all surface corrosion to wall and roof galvanised corrugated sheeting and apply a protective barrier to " future specification.



13.0 Storage Shed (located along Exeter Street)

Storage shed with louver window (located along Exeter St) north view. Storage shed with louver window (located along Exeter St) east view.

- 13.01 Check over galvanised corrugated iron roof sheeting and fixings and carry out any necessary patching and repairs ABS to ensure the roof is weather tight.
- 13.02 Check over rainwater goods and replace existing deteriorated, missing and unsound quadrant gutters and downpipes with new galvanised steel to match existing in all respects inclusive of gutter brackets and straps ABS. Connect existing downpipes to new stormwater drainage system to Engineer's detail.
- 13.03 Check over fascias and fascia cover mouldings and patch repair, replace existing only where missing, deteriorated or unsound to match existing in all respects ABS.
- 13.04 Patch repair all internal and external masonry including rendered surfaces and wall vents where missing, unsound or deteriorated to match the original in all respects ABS. Clean down all internal and external unpainted rendered surfaces on completion of the repair works.
- 13.05 Reduce ground levels and debris along the base of the south elevation and remove overhanging tree limbs.
- 13.06 Suitably prepare and repaint all internal and external previously painted surfaces ABS.
- 13.07 Remove particleboard floor sheeting and assumed on-ground timber joists (to be confirmed on further investigation) to expose assumed concrete floor and patch repair any resultant damage to adjacent fabric. Clean down and leave in a neat and tidy condition.
- 13.08 Check over doorcase and put into sound working order timber ledged, braced and sheeted door leaf. Re-hang door on existing hinges. Patch repair unsound or deteriorated fabric, refix loose elements, preserve and recondition original hardware ABS.
- 13.09 Check over two louvre windows, including frame, lining, sill and architrave. Repair unsound or deteriorated fabric, refix loose elements, preserve and refit existing glass louvres, and fix new missing louvres to match sound originals. For painting refer to 'Paint ABS – Generally'.
- 13.10 Remove late 20th century battened masonite ceiling lining and patch repair any resultant damage to adjacent fabric.
- 13.11 Check over roof framing and where new rafters or joists or other framing members are necessary for sound and secure roof framing timbers, allow to fit new to match existing, and next to existing original which is to be left in situ for later interpretation purposes UOS.
- 13.12 Suitably prepare all surface corrosion to galvanised corrugated roof sheeting and apply a protective barrier to future specification.

14.0 Fencing



Paling fencing

14.01 Check over all paling fencing including palings, rails, posts, gates, fixings and connections and carry out any necessary repairs including refixing loose elements and replacing any non original, unsound or deteriorated fabric to match sound adjacent original in all respects.

14.02 The remnant paling fence along Exeter Street adjoining former dairy wash-up shed is to be preserved in-situ. Remnant paling fence along Exeter St adjoining former dairy wash-up shed.



Picket fence to cottage

14.03 Check over all picket fencing including pickets, rails, posts, gates, fixings and connections and carry out any necessary repairs including refixing loose elements and replacing any non original, unsound or deteriorated fabric to match sound adjacent original in all respects.



Post and rail fencing

14.04 Check over all post and rail fencing including posts, rails, gates, fixings and connections and carry out any necessary repairs including refixing loose elements and replacing any non original, unsound or deteriorated fabric to match sound adjacent original in all respects.



Post and wire fencing

14.05 Check over all post and wire fencing including posts, wire, bracing, gates, fixings and connections and carry out any necessary repairs including refixing loose elements and replacing any non original, unsound or deteriorated fabric to match sound adjacent original in all respects.



15.0 Other

15.01 Allow to remove late 20th Century Animal Shelter and patch resultant surfaces.

15.02 Allow to remove, or relocate late 20th Century feed bins located north of the barn, to be confirmed with Council.

15.03 Allow to remove, or clean and repair existing concrete hardstand (slab) adjacent the Dairy Parlour - to be confirmed with Council.

Appendix D: Camden Town Farm Barn: Outline of Schedule of Conservation Works

Item – Barn Exeter Road, Camden NSW

Revised by Council 30 July 2014

Generally

This is the schedule of outstanding works for the Barn. All completed work has been deleted from the schedule.

The work is intended to stabilize and conserve the barn to make it usable for a variety of community uses and opportunities as well as interpret its heritage significance.

Notes

1. Stabilization works represent a scope of works considered to structurally stabilize the building on a minimal and ongoing basis and make it weather tight. These are prioritizing tasks given the limited budget available.

2. Conservation works generally reflect preferable maintenance, reconstruction and adaptation works when further funds become available to best conserve the building and interpretation of its significance.

3. Meaning of terms:

Maintenance:

Means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Reconstruction:

Means returning a place or fabric to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Salvage:

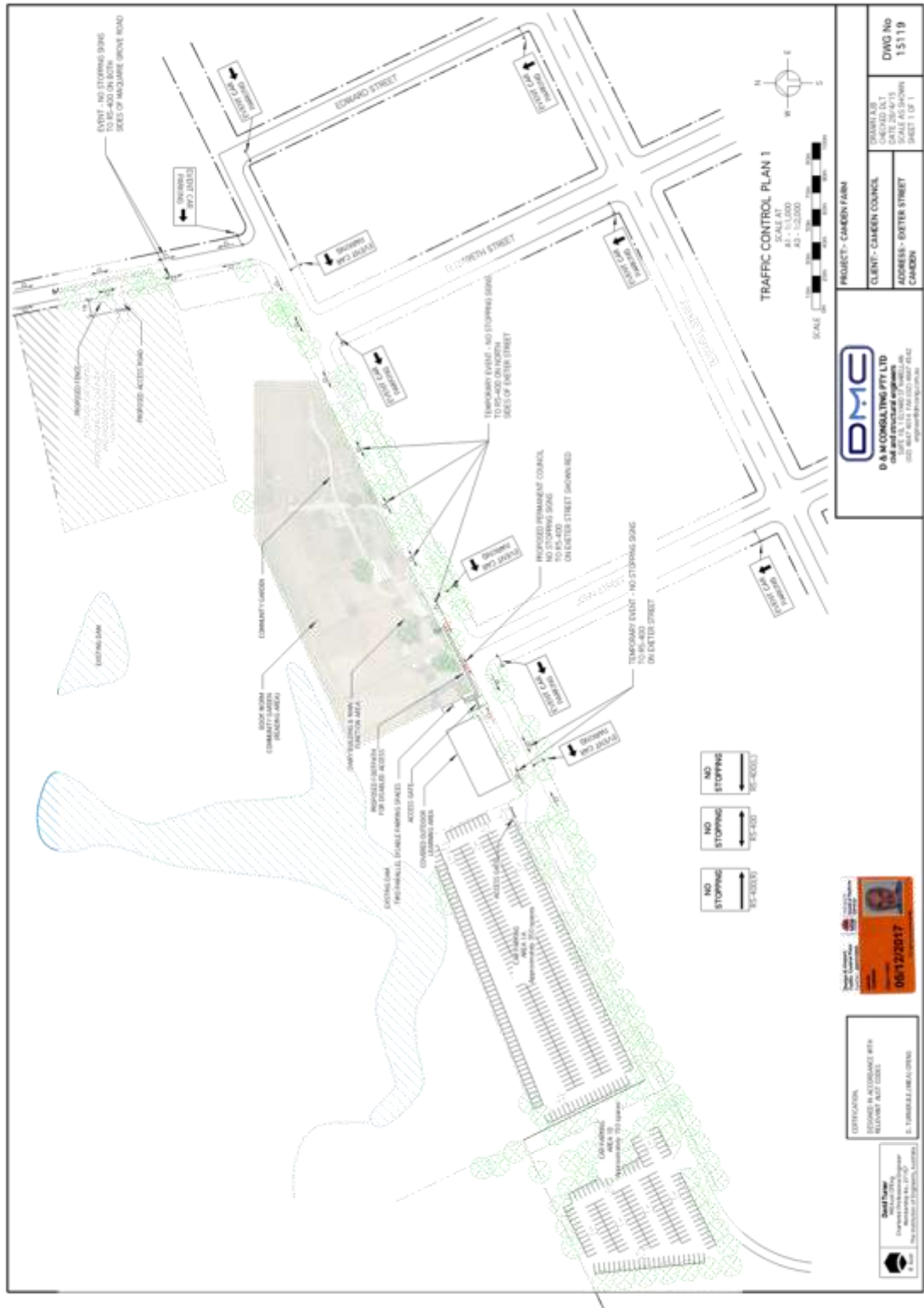
Carefully remove all fabric of nominated element including fixings, hardware, appendages etc. Unless otherwise stated, ensuring minimal disturbance to surrounding fabric and no damage to the nominated element. Store in a safe and secure place (or where nominated by Heritage Architect) to ensure the element is not damaged, and allow to refit element in a position to be nominated.

4. A policy of salvage and reuse of significant fabric is to be employed throughout all aspects of this project.

5. The outline schedule of works, that follows has been allocated an initial indication ("x") of works placed under 'stabilisation' or 'conservation' works.

Outline Schedule of Conservation Works	Stabilization Works (Priority)	Conservation Works (Priority)
1. Remove all non-original building material and debris in consultation with Camden Council's representative. Allow to salvage significant items so determined for safe storage and reinstatement to the place in future.		•
2. Any redundant original or early pipework, fixtures, conduits, etc. shall remain in-situ for interpretation, and ensure all are soundly fixed as original.		•
3. A suitably qualified licensed electrician shall inspect all electrical wiring, in-coming supply, power pole, power and light circuits, etc., advise on any necessary repairs, lighting and power facilities in consultation with Camden Council's supervisor and heritage architect. Carry out electrical works once reticulation routes and methods are confirmed with the heritage architect.	•	
4. Undertake regular pest inspections of the barn and stock ramp, prepare report, and based on the recommendations of the report, carry out the eradication of termites and vermin etc.	•	•
5. Reconstruct cattle head crush gates to both sides of the stock ramp as original.		•
6. Reconstruct original fence posts and rails directly south of the stock race and along to the concrete apron west of the Barn.		•
7. Allow to sort and relocate existing loose timber boards to lay on top of ceiling joists over existing feed troughs, and in consultation with heritage architect.	•	•
8. Ensure all work areas are left clear of debris, clean and tidy following works.	•	•
9. Facilitate interpretation boards around the barn.		•
10. Regularly clean out the gutters, downpipes and storm water sump; and ensure that all are in working order at all times.	•	•
11. Trim the overhanging branches of the tree at the rear of the barn.	•	•
12. The cow bails are to be free of all rubbish at all times. No storage of unrelated items in the barn at any time.		•

Appendix E: Overflow Parking Options



Attachment 1

ORD08

ORD08

Attachment 1





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